

State of South Carolina,

County of.....GREENVILLE.....

T. R. Easterby
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto..... Carl G. Proser

for the following use, viz.:... Retail furniture, Store fixtures and cafe equipment business

the 2 story brick building located at #608 South Main Street, Greenville, S. C.

for the term of... Three (3) Years beginning on the first day of September, 1949 and terminating on the 31st day of August, 1952.

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of... Fifty four hundred and no/100 (\$5400.00) Dollars per... term... payable... \$150.00 per month beginning September 1, 1949, in advance.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

It is also agreed that the lessee, his agent or successor shall not sell any alcoholic beverages in the above mentioned building during the term of this lease.

To Have and to Hold the said premises unto the said lessee Carl Proser executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party... One... month/ written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or... One... month's arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

The lessee hereby acknowledges having a duplicate of this lease. Witness our hands and seals the 9th day of August, 1949.

Witness Stanley Patton Vera B. Hunt Carl Proser (SEAL)

