

State of South Carolina )

County of Greenville )

I, M. F. Haywood, of Greenville, S. C., hereinafter called the lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto <sup>M.H.</sup> ~~Mr~~ Howard, hereinafter called the lessee

~~XXXXXXXXXXXXXXXXXXXX~~ the vacant lot located at No. 1214 Laurens Road, in the City of Greenville, S. C., for the operating on an open air ~~the~~ fruit market only.

for the term of Three years, beginning on the 15th day of September, 1953 and ending on the 14th day of September, 1956

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 Seventy-Five and No/100 - - - (\$75.00) - - - - - Dollars per month payable in advance on the 15th day of each calendar month

~~The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. 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. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.~~

~~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 definitely understood and agreed that no cold drinks or beer, or liquors of any kind shall be sold upon the aforesaid premises during the term hereinabove set out, and should this provision be violated, the lessor shall have the right to immediately cancel this lease.

To Have and to Hold the said premises unto the said lessee <sup>M.H.</sup> ~~Mr~~ Howard, her 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 months written notice previous to the time of the desired

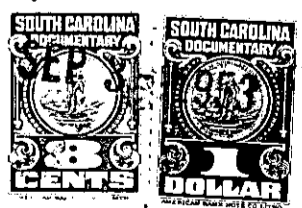
~~termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the 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 nor sub-rent without the lessors written consent.~~

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the First day of September, 1953

Witness:  
*Wm. M. J. Howaycek*  
*W. Jim Shabuly*

*M.F. Haywood* (SEAL)  
*M.H. Howard* (SEAL)  
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\_\_\_\_\_ (SEAL)



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