

State of South Carolina,

County of GREENVILLE S.C.

RENTAL LEASE

O.F. GOING - AGENT FOR EST JAS. McPHERSON

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto W.L. BLACKWELL

lessee

for the following use, viz.: ONE STORE BUILDING LOCATED AT 239 WASHINGTON ST. GREENVILLE S.C. SAID STORE BUILDING TO BE USED FOR A CAFE

for the term of TWO YEARS BEGINNING JAN 1-1962 AND ENDING DEC 31-1963

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 EIGHTY

AND NO/100 (80.00)

Dollars

per MONTH payable IN ADVANCE ON THE FIRST DAY OF EACH MONTH

The lessee hereby agree 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 UNDERSTOOD AND AGREED THAT SAID LESSEE W.L. BLACKWELL WILL HAVE AN OPTION TO RENEW LEASE AT END OF THE TWO YEAR PERIOD AT A RATE AGREEABLE TO BOTH PARTIES.



MAY 15 2 57 PM 1962
GREENVILLE S.C.

To Have and to Hold the said premises unto the said lessee BLACKWELL 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 termina-

tion, 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 JANUARY, 1962

Witness: Phil H. Davis
Dorothy J. Deaton

W.L. Blackwell (SEAL)
O.F. Going (SEAL)
AGENT FOR EST JAS. McPHERSON.

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