

The lessee shall be allowed to sub-lease said building if it is to used as a grocery store. If it is sub-leased for any other purpose it must be done with the consent of the lessors.

The lessee may make improvements to said building, but the same if made shall be made at his expense.

The lessors shall keep the said building in a state of repair and condition suitable for the purpose for which it is hereby leased, to-wit; the operation of a grocery store.

It is further stipulated and agreed that the lessors are hereby guaranteed one years rental of said premises according to the terms hereof, regardless of whether the said lessee continues to operate the business therein for that length of time or not.

IN WITNESS WHEREOF, the parties hereto now execute this instrument in triplicate this 18th day of April, 1963.

Eunice Allen Gwin (L.S.)

Jimmy Lee Center (L. S.)

Fannie Green Allen (L. S.)

Signed, sealed and delivered in the presence of:

J. W. Jenkins  
James D. McKinney Jr.

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

Personally appeared before me J. W. Jenkins who made oath that he was present and saw the within named Eunice Allen Gwin, and Fannie Green Allen lessors, and Jimmy Lee Center, lessee, each, sign seal and as their act and deed deliver the within written lease and that ~~deponent~~ deponent with James D. McKinney Jr. witnessed the execution thereof.

Sworn to before me this 18th day of April, 1963.

James D. McKinney Jr. (SEAL)  
Notary Public for S. C.

J. W. Jenkins