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BOOK 728 PAGE 95

"THE STORE THAT



"THE FAIRNESS WORTH."
R. M. G.

E. S. BALLENGER, OWNER

DIAL 3-2942

LEE'S

Dealer in Hardware - Pittsburgh Paints - Light Electrical Supplies

SANS SOUCI - 2909 OLD BUNCOMBE ROAD - GREENVILLE, S. C. May 18th, 1963.

STATE OF SOUTH CAROLINA))
County of Greenville)

[Handwritten signature]
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This agreement made this 18th day of May, 1963, by and between E. S. Ballenger, hereinafter known as the lessor, and Dean Davidson, hereinafter known as the lessee,

WITNESSETH:

The lessor agrees to lease the store room belonging to lessor at 2909 Old Buncombe Road, Greenville, South Carolina, for the term of one year from date, including the apartment on the second floor for the sum of \$900.00 (Nine hundred dollars and no/100) payable at the rate of \$75.00- (seventy five and no/100) per month beginning on date of moving in the building in question - payable in advance.

- 11 -

The lessee shall have the privilege of renewing the lease for one additional year at a time at a price mutually agreed upon, giving (60) days notice of his decision to exercise the option to renew the lease.

- 111 -

The lessee shall surrender the premises to the lessor at the termination of the lease or any renewal thereof in the same condition as received, ordinary wear and tear excepted. The lessee shall be responsible for keeping the furnace in running condition ~~XXXX~~ and in good repair, ordinary wear and tear excepted. The lessee obligates himself to furnish lights for the entire building along with water

- 4th)

The lessee agrees to take the building just as it stands unless otherwise agreed upon in writing.

-5th-

The destruction of the premises by fire or making it unfit for occupancy or one months arrears of rent shall terminate this lease if lessor so desires. The lessee agrees to make good all breakage of glass and all other injuries done to premises during the term except as are produced by natural decay and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor subrent without the lessor's written consent.

-6th-

The lessee acknowledges receipt of the store fixtures listed on the attached sheet, marked "Exhibit A", and agrees to surrender said fixtures in the same condition as received, ordinary wear and tear excepted.
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