

State of South Carolina }
 County of Greenville }
 I, H. H. Kruffie lessor in consideration of the rental hereinafter mentioned have granted bargained and released and by these presents do grant bargain and lease unto Greenville White Service Company lessee for the following use viz. Garage, the store-room ground floor at corner W. Coffee & Academy Sts. for the term of One Year commencing on the 1st day of February 1924 ending the 1st day of February 1925, 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 Ninety Dollars per month payable Monthly on the 1st day of each and every 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 lessee not to pay any damage from leaks should any occur use of the 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 unpaid 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.

No signs or lettering to be put on the walls of the building to have and to hold the said premises unto the said lessee their 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 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 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 lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 29th day of January 1924

Witness
 C. L. Brookshire
 R. B. Dean

H. H. Kruffie
 Greenville White Service Co. (Seal)
 By M. C. Hudson (Seal)

State of South Carolina }
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 Personally called R. B. Dean and makes oath that he saw the within named H. H. Kruffie & M. C. Hudson for Greenville White Service Co. sign and seal the within written instrument and that he with C. L. Brookshire witnessed the execution thereof.

Sworn to before me this 30th day of January 1924.
 J. C. Mc Cleary (L.S.)
 Notary Public S.C.

Recorded January 30th 1924.

END OF DOC