

State of South Carolina
County of Greenville.

I, W. W. Burgess lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto J. P. Cosgrove for the following use viz: fruit and Produce for the term of five (5) years from January First (1st) 1925, that is, from the 1st of next January, 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 One Hundred and Twenty Five Dollars per month payable in advance on the First (1st) of each month. This is the rental price for the first year, the price for each year thereafter is given as per schedule below:

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 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 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.

For the second year the rental price is One Hundred and Fifty Dollars per month. The third year is the same, that is One Hundred and fifty Dollars per month. For each of the two (2) years thereafter, the rental price is One Hundred and sixty Dollars per month. All payable monthly in advance as above stated.

First year	\$125.00	Per Mo.
Second "	\$150.00	" "
Third "	\$150.00	" "
Fourth "	\$160.00	" "
Fifth "	\$160.00	" "

As above stated, the Lessor hereafter, is to do nothing towards the upkeep or otherwise on this Building during the life of this Lease except any roofing work, is to be at the expense of the Lessor.

To have and to hold the said premises unto the said lessee his 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