

The State of South Carolina  
County of Greenville

Lease.

This contract, made and concluded at Greenville, in the County and State aforesaid this the 13th day of March 1931, by and between John M. Mauldin, Agent the lessor on the first part, and S. Schonfeld, the lessee on the second part.

Witnesseth:

That the party of the first part has granted and leased, and by these presents does grant and lease unto the party of the second part all that certain storeroom on the south side of Main Street, in the City of Greenville, County and State aforesaid, being the storeroom next to the one now rented by The Boys' Shop, and being the same storeroom formerly occupied by Glandale Hat Shop, with all the appurtenances thereunto belonging.

To have and to hold, the said premises unto the said party of the second part, his executors and administrators, for the full term of one year, commencing on the 1st, day of April, 1931, and ending on the 31st day of March, 1932, yielding and paying at the rate of eighteen hundred (\$1800.) dollars per annum, payable in equal monthly installments of one hundred and fifty (\$150.00) each, beginning on the 1st, day of April 1931, and payable on the first day of each successive month thereafter during the continuance of this lease.

And the said party of the second part, for and in consideration of the above letten premises, does covenant and agree to pay unto the party of the first part, the above stipulated rent in the manner herein required. And it is further agreed, that unless one month's notice, in writing, be given, previous to the expiration of the period herein specified by the party of the first part to the party of the second part of his desire to have possession of the premises or to change the conditions of the Lease after such expiration; or the like notice be given by the party of the second part to the party of the first part, of his intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be considered as extending and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement.

And it is mutually understood that the party of the second part shall make no repairs at the expense of the party of the first part, and any alteration or improvements desired by the party of the second part at his own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the said party of the first part upon the said party of the second part's removal. The said party of the second part shall make good all breakage of glass, and all other injuries done to the premises during his tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents, that if one month's rent shall at any time be in arrear and unpaid, that the party of the first part shall have the right to annual and terminate this lease, and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted and leased premises, and re-lease the same for the account of the party of the second part.

And it is further stipulated and understood, by the parties to these presents, that the said party of the second part shall not re-lease or sub-let the above letten premises, or assign this lease, without the written consent of the party of the first part.

In witness whereof, the parties have hereunto set their hands and seals this the 13th day of March, A. D. 1931; in duplicate.

Signed, sealed and delivered in the presence of:

Sam. R. Zimmerman  
Lizzie Rhett H. Mauldin,

John M. Mauldin, (L.S.)  
Agent.

Party of the First Part.

Sol Schonfeld, (L.S.)

Party of the Second Part.

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State of South Carolina  
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Personally appeared before me Lizzie Rhett H. Mauldin, who upon oath says that she saw the within named John M. Mauldin, as Agent, party of the first part, and S. Schonfeld, party of the second part, sign, seal and as their act and deed deliver the within written lease for the uses and purposes therein mentioned, and that she with Sam R. Zimmerman witnessed the execution thereof.

Sworn to and subscribed before me  
this the 13th day of March, A.D. 1931  
Sam R. Zimmerman (L.S.)

Lizzie Rhett H. Mauldin,

Notary Public for State of S. C.

S.C. Stamps \$0.72

Recorded this the 19th day of March 1931 at 10:05 A. M.

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