

by fire, or by any other casualty, shall terminate this agreement

And it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor, and any alteration or improvements by the Lessee 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 Lessor on the Lessee's removal. The Lessee 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 the Lessee shall not have the right to sub-let or re-lease the said premises, or assign this lease, without the written consent of the Lessor.

It is further stipulated and understood by the parties to these presents, that if one month's rent shall at any time be in arrears and unpaid, the Lessor shall have the right to annul and terminate this Lease, and it shall be lawful for him to re-enter and forthwith repossess the above rented and leased premises, and shall have the right to re-let or re-lease the same on the account of the Lessee.

It is further stipulated and understood by the parties to these presents that the Lessee shall keep all colored boys employed by him in the conducting of said business from loitering on the street.

In witness whereof, the parties do hereunto set their hands and seals this 31st day of August, A. D. 1931.

Signed, sealed and delivered

in the presence of:

J. L. Love
Kitty Browne

John M. Mauldin
By: O. H. Mauldin agt. (L.S.)
Pete Paulos Lessor (L.S.)
Lessee

State of South Carolina)
County of Greenville)

Personally appeared before me Kitty Browne, who upon being first duly sworn, says, that she saw the within named John M. Mauldin, Agent, by Oscar H. Mauldin, and Pete Paulos sign, seal and as their act and deed deliver the within written Lease, and that she with J. L. Love witnessed the execution thereof.

Sworn to and subscribed Kitty Browne
before me this 31st day of August, A. D. 1931.

J. L. Love
Notary Public for State of S.C.

S. C. Stamps 36 cts.

Lease Recorded Aug. 31st, 1931 at 1:40 P.M.