

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

James F. Davenport, lessor.

In consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

G. E. Crenshaw lessee,

for the following use, viz.: All that piece of land and the building thereon located on the West side of Woodside Avenue in West Greenville, being more fully described in mortgage recorded in Mortgage Book 179, page 151.

for the term of thirty (30) months, commencing March 21, 1934.

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 Fifteen (\$15)

Dollars

per month payable \$5.50 on April 1, 1934 and \$15 on the first of each and every month thereafter.

The lessor hereby agrees 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 lessee 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 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 on the premises recited 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.

It is understood and agreed that the lessee may take immediate possession, but that his rent does not commence until March 21, 1934. It is further agreed that the lessee, G. E. Crenshaw, is to repair the roof and windows of the said building at his expense and is to maintain the roof in proper shape at his expense during the term of this lease. The lessor to pay taxes and premiums on such insurance as he may carry on the building.

to hold the said premises unto the said lessee, his executors and administrators for the said term. It is agreed by the parties herein 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 one 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 one months unear 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-let without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 21 day of February 1934

Witness:

Hugh White

A. P. Youmans

James F. Davenport, (SEAL)

G. E. Crenshaw, (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

PERSONALLY, comes

Hugh White

and makes oath that he saw the within named James F. Davenport & G. E. Crenshaw

sign and seal the within written lease and, and that he with A. P. Youmans,

witnessed the execution thereof.

Swear to before me this 21st

day of February 1934

A. P. Youmans

Notary Public, S. C.

Hugh White

S. C. Stamps \$ and 20 cents

Recorded March 7th 1934 at 1:00 o'clock P. M.