

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

A. W. Burgess lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and conveyed and by these presents do grant, bargain, and lease unto

Piedmont Pawn Shop lessee,
for the following use, viz.: Pawn Shop Business, Jewelry, Luggage and etc. or goods similar to Uncle Sals Store now in this City the
second floor store room West of the alley back of the Perkins Building
for the term of one year beginning January 1, 1935.

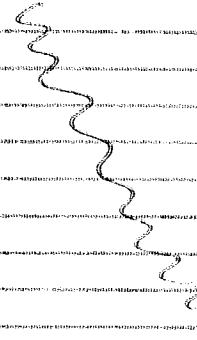
and the said lessee
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of One Hundred (\$100.00)

per month payable in advance

The lessee 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 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 stand idle 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 contact with the parapet or any other outside part of the building must be connected to by the lessor before being erected.



To Have and to hold the said premises unto the said lessee their
executors and 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 sixty days month written notice previous to the time of the desired termination, but the destruction of the premises by fire or smothering 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 lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 12th day of December 1934

Witness as to Piedmont Pawn Shop. W. W. Burgess (SEAL)
Ethel Huskey Piedmont Pawn Shop (SEAL)
A. F. Burgess By M. Chappin, Mgr. (SEAL)
Witness as to A. W. Burgess Ernie Holson, Howard Brown

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

PERSONALLY, comes A. F. Burgess
and makes oath that he saw the within named Piedmont Pawn Shop by M. Chappin, Mgr.
sign and seal the within written instrument, and that he with Ethel Huskey
witnessed the execution thereof.

Sworn to before me this 12th
day of December 1934
Ethel Huskey (L. S.)
Notary Public, S. C.



S. C. Stamps \$ 48 cents

Recorded December 19th 1934 or 10/48 of Book P. 4