

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

W. C. Gibson lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Louis Phillis lessee,  
for the following use, viz: Restaurant

Store room #12 North Main St. the

for the term of Five years beginning Sept. 1st, 1935 and  
ending August 31st, 1945.

and the said lessee  
in consideration of the use of said premises for the said term, I promise to pay the said lessor the sum of one hundred &  
fifty (\$50.00) Dollars  
per month payable monthly 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 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.

The lessor has agreed that he will not lease  
either of the adjoining stores for a Restaurant  
as long as this leased runs.

The Lessee has agreed to take the store  
as soon as it becomes vacant

The Lessor hereby agrees to let Lessee make  
any alterations that are necessary to above  
store

To Have and to Hold the said premises unto the said lessee his  
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 \_\_\_\_\_ 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 \_\_\_\_\_ 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 16th day of Jan 1934  
Witness: W. C. Gibson (SEAL)  
Jessie Mae Gibson Louis Phillis (SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }  
PERSONALLY, comes Mrs Jessie Mae Rice  
and makes oath that she saw the within named W. C. Gibson & L. Phillis  
sign and seal the within written instrument, and that she with \_\_\_\_\_  
witnessed the execution thereof.

Subscribed and sworn to before me this 11th  
December 1935  
W. B. Atterway (L. S.)  
Notary Public, S. C.

Mrs. Jessie Mae Rice  
(Mrs. Jessie Mae Gibson)

S. C. Stamps \$ 7 and 20 cents  
Recorded December 13th 1935 at 8:50 o'clock A.M.