

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

Estes Howell and J. A. Cothran lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

J. M. Woods lessee,  
for the following use, viz.: Brick Store Building located at 178  
Seach St. in the city of Greenville, S. C. the

for the term of One year from September 15, 1936, with the  
option of one additional year namely from  
Sept. 15, 1937 to Sept. 15, 1938 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 Twenty five  
Dollars.

per month payable on the first day of each  
month

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.

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 ten days 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 cause one months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agrees to make good all breakage of glass and 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 this 15 day of Sept. 1936

Witness: Estes Howell (SEAL)  
J. A. Cothran (SEAL)  
J. M. Woods (SEAL)  
Mary S. Bowen  
W. E. Bowen

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

PERSONALLY, comes Mary S. Bowen  
and makes oath that she saw the within named Estes Howell, J. A. Cothran and J. M. Woods  
sign and seal the within written instrument, and that he with W. E. Bowen

witnessed the execution thereof.

Sworn to before me this 15th  
day of September 1936  
W. E. Bowen (L. S.)  
Notary Public, S. C.

Mary S. Bowen

S. C. Stamps \$ and 12 cents

Recorded Sept. 16 1936 at 7:55 o'clock A. M.