No. 14

FORM 2

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Frank Carmichael, Administrator Estate A. H. Price lessor,

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

Tiger Store, Inc., Greenville, S. C. lessee,

for the following use, viz.: Grocery Store and Market

the

One story brick building with basement at 215 Rutherford St. Greenville, S. C.

for the term of

Three (3) years beginning March 15, 1936

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 Fifty ($50.00)

Dollars

payable Twenty dollars per month for first year $20.00 per month for second year, Thirty dollars per month for third year.

per month or in lessee's

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 shall not conflict with the purpose or any other outside part of the building must be consented to by the lessor before being erected.~~ The lessee is to have power reasonable annual renewals at a rental of $20.00 per month. Lessor is to make following changes in lease and at his expense (1) Place lame in middle of front and repaint posts (2) Repair or replace front door lock (3) Repair front and side corner lower windows (4) Install 30" pivot display windows either side of front door, (5) Provide light from outside lamp to place over front door (6) Place two lines of electric wiring in store in place of one line (7) Place two electric outlets in back store for cash register (8) Place two electric outlets in back of store for refrigerator (9) Put side of front display windows in proper condition for display (10) Paint ceiling white (11) Place lighting fixtures in place of present fixtures in back of store.

To Have and to Hold the said premises unto the said lessee Tiger Stores, Inc., its successors and assigns ~~successors 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 two 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 two 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. Lessee agrees to pay The Wm. Goldsmith Co. as commission an amount of fifty dollars per month during the first year of occupancy by Tiger Stores Inc.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this fifth day of February 1936.

Witness:
Walter H. Goldsmith
Walter H. Goldsmith
L. B. Morgan

Estate of A. H. Price (SEAL)
Frank Carmichael, Admr. (SEAL)
Tiger Stores, Inc., by (SEAL)
J. P. Williams, Pres.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Walter H. Goldsmith

and makes oath that he saw the within named Frank Carmichael + J. P. Williams

sign and seal the within written instrument, and that he with L. B. Morgan

witnessed the execution thereof.

Sworn to before me this 5th day of January 1937.
L. B. Morgan (L. S.)
Notary Public, S. C.

Walter H. Goldsmith

S. C. Stamps $ and 80 cents

Recorded June 20th 1937 at 12:34 o'clock P. M.