

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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

B. Y. Jordan (Jordan Barber Shop) lessee,
for the term of One Room located in the new Building and known as No 80 East Broad Street, Greenville, S.C. (Formerly known as Davis Barber Shop.)

for the term of Three years -- Beginning January 1st 1938 and running through December 31st, 1940.

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 Nine hundred and Sixty Dollars

payable on the 1st day of each month beginning January 1st, 1938 and running through December 31st 1939. 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.

At the rate of \$25.00 per month twenty five dollars per month beginning January 1st, 1940 at the rate of \$30.00 per month thirty dollars per month running through December 31, 1940

To have and to hold the said premises unto the said lessee, his heirs and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year or the term, unless the party desiring to terminate it shall in expiration of the lease above mentioned give to the other party one month's notice previous to the time it is desired to so, unless the destruction of the premises by fire or accident it will be deemed to be terminated. The lessee agrees to make good all the improvements and all the improvements done to the premises during the term, except such as are produced by natural decay and agrees to make no repairs, improvements or alterations to the premises without the written consent of the lessor or without the lessor's written consent.

The term of this lease shall terminate on the expiration of the term.

Witness our hands and seals this 7th day of June 1937.

Witness:
W. B. Ramsey
S. P. Apperson

Piedmont Realty Corporation (SEAL)
By: Charlie Peace (SEAL)
Jordan Barber Shop (SEAL)
By: B. Y. Jordan

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes S. P. Apperson

and makes oath that he saw the within named Charlie Peace and B. Y. Jordan sign and seal the within written instrument, and that he witnessed the execution thereof.

Sworn to before me this 1st day of December 1937.
Chas. A. Bishop
Notary Public, S. C.



S. P. Apperson

S. C. Stamps \$ 40 cents

Recorded Dec 1st 1937 at 12:20 o'clock P. M.