

VCS. 057

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Estate of N. C. Poe, W. W. Poe, Executor & Miss Ellen Poe, Executrix, lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
Agnes Patton lessee,

the
Premises known as # 415 North Main Street Greenville, S. C.
for the term of One (1) year

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 Ninety (\$90.00)
Dollars

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 lessor only require of the lessee the use of the premises for the business mentioned but no other. The lessee 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 they 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 on 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 promises to give possession of said premises on or before February 1, 1938. The said rents shall begin on same date.

To Have and to hold the said premises unto the said lessee her
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 one (1) 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 one (1) 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 caused 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 lessor's written consent.

The lessee hereby acknowledges having a deposit of this lease.
Witness our hands and seals the 17th day of January 1938
Witness: C. E. Waldrop, Mary Wehner, Agnes Patton (SEAL), W. W. Poe Ex (SEAL), Ellen Poe Executrix (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Mary Wehner
and makes oath that she saw the within named W. W. Poe, (Miss) Ellen Poe & Agnes Patton
sign and seal the within written instrument, and that she with C. E. Waldrop
witnessed the execution thereof.

Sworn to before me this 18th day of January 1938
Ray D. Williams (L. S.)
Notary Public, S. C.

Mary E. Wehner

S. C. Stamps \$ and 44 cents
Recorded Jan 19th 1938 at 4:15 o'clock P. M.