

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

I, W. J. Martin Lessor,
in consideration of the cash hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
E. Jones Lessee.

the following premises, to wit: the second floor of the store room at 113 W. Coffee Street Greenville, S. C. measuring approximately the
25' x 85'

for the term of one (1) year from March 1st, 1940 to February 28th, 1941, inclusive

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 Three Hundred (\$300.00)

Dollars
per year payable Payable \$25.00 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 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 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 on the premises mentioned 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 1st day of June 1941 the successors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year or the same term, unless the party desiring to terminate it shall the expiration of the term above mentioned give to the other party 30 months written notice previous to the time of the aforesaid termination, and the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 30 months arrears of rent, shall terminate this lease, if the lessee 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 ~~and all such work on the lessee's written consent.~~

Witness our hands and seals this 21st day of February 1940
Witness: Dorsett Long Agent for W. J. Martin (SEAL)
W. J. Ritchie J. B. Pinson (SEAL)
J. E. Jones (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Dorsett Long
and makes oath that he saw the within named J. B. Pinson, Agent and J. E. Jones
sign and seal the within written instrument, and that he with W. J. Ritchie
Dorsett Long witnessed the execution thereof.

Sworn to before me this 21st day of June 1940
Bess S. Haskland Notary Public, S. C.

S. C. Stamps \$ and 12 cents

Recorded June 21 1940 at 10:15 o'clock A. M.