

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville

Marshall Sullivan administrator of Emma E. Sullivan's estate and Lydia E. Sullivan executrix of Emma E. Sullivan's estate, lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Ray Ball lessee,

for the following use, viz: of a Garage
One story frame garage building on the
west side of Conestee Avenue

for the term of Five years, starting the fourth month, Eleventh day
of Nineteen Hundred and Thirty Eight, and ending the fourth
month, Eleventh day of Nineteen Hundred and Forty Three 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 Dollars

per month payable First day of every month in
advance

The lessor 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 faults 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 wanted 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 lessee is to have the privilege of putting signs on or near the buildings.
The lessor agrees to build in front on the south corner of the front a show window 12 feet high and 6 feet wide, and to build over what door is attached of the present one, and also agrees to re-weather board the front up square with the corner of the building, and enclose office inside of building, behind show window for office 12 x 14 and to put water spigot, also install toilet in the building.

This lease is subject to these repairs being made. The lessor agrees to keep roof in good repairs so as not to leak, and to put in a lavatory

To Have a note to hold the said premises until the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms until the parties desiring to terminate it after the expiration of the term above mentioned give to the other party... months written notice 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... months advance 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-let without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 11 day of April 1938

Witness:
Mrs. C. C. Rogers
Anna Richey
S. C. Stamps 48
Marshall Sullivan (SEAL)
Executrix Est. Mrs. Emma E. Sullivan (SEAL)
Lydia E. Sullivan (SEAL)
Exec. Est. Mrs. Emma E. Sullivan
Ray Ball

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Mrs. C. C. Rogers

and makes oath that he saw the within named Marshall Sullivan and Lydia Sullivan
and Ray Ball
sign and seal the within written instrument, and that he with

Anna Richey witnessed the execution thereof.

Sworn to before me this 11 day
day of April 1938
J. M. Mahon (I. S.)
Notary Public, S. C.

Mrs. C. C. Rogers

S. C. Stamps \$ _____ and 48 cents

Recorded July 24 1941 at 12:41 o'clock P. M.