

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

Mrs. George H. Balentine, Sr., (Mrs. Annie W. Balentine), lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Frank S. Leake and Edward Fridal lessee,  
for the following use, viz. For the operations of the George H. Balentine Machine Works  
property herewith described. the

for the term of Five (5) years

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-five dollars per month  
payable on the 10th of each Dollars Month  
per. payable

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.

The property leased is as follows: All that building in which the George H. Balentine Machine Works is now located, on the Mountain Creek Road, about five miles from the city of Greenville, together with enough adjoining land reasonably necessary to carry on the said machine business, and also all rights of ingress and egress to the main Mountain to Beth Highway as they now exists. Lessees are hereby given the option to renew this lease for an additional period at the same rate, provided lessees give to lessor her heirs and assigns 30 days written notice of their desire to renew same, said notice to be given in writing 30 days prior to the expiration of this lease.

To Have and to Hold the said premises unto the said lessee, their 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 \_\_\_\_\_ 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 \_\_\_\_\_ 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.

The lessee hereby acknowledges having a duplicate of this lease.  
Witness our hands and seals the 9th day of March 1945  
Witness: Mrs. Annie W. Balentine (SEAL)  
Geo. H. Balentine (SEAL)  
Ruth B. Fridal (SEAL)

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }  
PERSONALLY, comes George H. Balentine, Sr.  
and makes oath that he saw the within named Mrs. George H. Balentine, Sr. (Mrs. Annie W. Balentine)  
sign and seal the within written instrument, and that he with Mrs. Ruth Fridal  
witnessed the execution thereof.

Sworn to before me this 9th day of March 1945  
W. E. Bowen (L. S.)  
Notary Public, S. C. } Geo. H. Balentine

S. C. Stamps \$ \_\_\_\_\_ and .60 cents  
Recorded March 13th 1945 at 3:58 o'clock P. M.