

LEASE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

J. R. Long Lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto  
Hill Carter Lessee,  
for the following use, viz: Securing Coal and Stone Wall known as England  
the

for the term of One (1) year beginning June 1, 1945 until June 1, 1946

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 Eight hundred  
Seventy Five and No/100ths Dollars  
per year payable Three per month

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 be 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.

This lease is made subject to cancellation should the  
lessor fail to pay taxes or promptly each week or spend  
at least amount that would not interfere with the City or  
County laws

To Have and to hold the said premises unto the said lessee Hill Carter  
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 written notice previous to the time of its desired termination, but the destruction of the premises by fire or sinking or other casualty, or several months accrue of rent, shall terminate this lease and leave so stated. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except so far 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 this 1st day of June 1945

Witness: J. R. Long (SEAL)  
Hill Carter (SEAL)  
St. J. Palmer (SEAL)

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

PERSONALLY, comes St. J. Palmer  
and makes oath that he saw the within named J. R. Long & Hill Carter  
sign and seal the within written instrument, and that he with Lucille Jarvis  
witnessed the execution thereof.

Sworn to before me this 1st  
day of June 1945  
W. McDaniel Arnold (L. S.)  
Notary Public, S. C.

S. C. Stamps \$ and .36 cents

Recorded July 24th 1945 at 2:23 o'clock P. M.