

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

H. Harold E. Gresham lessor,
in consideration of the sum hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

H. T. Surkman lessee,

for the following use, viz: the store building located at 27 1/2 West Street, Greenville, S.C., formerly known as the Unity Store, the building to be the sole and true location of a grocery store and meat market
for the term of three (3) years beginning October 21, 1945 with the option to extend each the building for two (2) succeeding 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 Forty and no/100

(\$40.00) Dollars per month payable on the 25th day of each month

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires 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 paragon or any other outside part of the building must be consented to by the lessor before being erected.

The lessee is to operate within the said premises a grocery store and meat market. In the event of the failure of the grocery store business in to his point, this point changed to a meat market.

To Have and to hold the said premises unto the said lessee H. T. Surkman his 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 30 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 30 months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agrees 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 lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 24th day of October 1945
Witness: Archie A. Pearson (SEAL) Harold E. Gresham (SEAL)
H. T. Horton (SEAL) H. T. Surkman (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Archie A. Pearson
and makes oath that he saw the within named Harold E. Gresham and H. T. Surkman
sign and seal the within written instrument, and that he with H. T. Horton
witnessed the execution thereof.

Sworn to before me this 24th
day of October 1945
W. E. Smith (L. S.)
Notary Public, S. C.

S. C. Stamps \$ _____ and 60 cents

Recorded Oct. 26 1945 at 11:38 o'clock A. M.