

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

In consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
J. George J. Vaughan lessor,
Wm. C. Walker lessee,

for the following use, viz: the 19 acres (8 of which is cultivatable land) of more or less and all other improvements thereon, located on the west side of the Augusta Road, about one mile from Maxwellville
for the term from November 3rd, 1945 to January 1, 1947.

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 650 lbs. of lint cotton and to have a well dug
the cotton crop is gathered payable about November 1st, 1946 or when the cotton crop is gathered
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 present or any other outside part of the building must be consented to by the lessor before they are erected.

The lessee has the right to plant any crops he desires on the land.
All A.A.C. payments, payments, should there be any, are payable to the lessor.
Stove wood to be used from land by tenant living in house.
Wood for fireplace to be furnished by lessee.

To Have and to hold the said premises unto the said lessee, his heirs, 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 three 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 three months arrest 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 as repairs, improvements or alterations in the premises without the written consent of the lessor or sub-tenant without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 12 day of Nov 1945

Witness: W. J. Thacker (SEAL) J. J. Vaughan (SEAL)
P. B. McCauley (SEAL) William C. Walker (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes W. J. Thacker
and makes oath that he saw the within named Geo. J. Vaughan & Wm. C. Walker
sign and seal the within written instrument, and that he with P. B. McCauley
witnessed the execution thereof.

Sworn to before me this 12th day of November 1945
J. B. McCauley (L. S.)
Magistrate, Greenville, S. C.

S. C. Stamps \$ _____ and _____ cents no stamps
Recorded November 15th 1945 at 9:30 o'clock A.M.
13395