

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Nick Brown

lessor,

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

W. L. Barnes

lessee,

for the following use, viz.: Photographic shop - Buick finish

the

for the term of two and one-half years beginning January 1st, 1946, and ending July 1st, 1948.

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

Sixty and no/100 Dollars

per month payable one month in advance on the first 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 lessee not to pay any damages from leaks should any occur. One of the promises for any business other than herein called for shall cancel this lease if the lessor so chooses and give notice of same in writing.

If the business is discontinued on 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.

To Have and to Hold the said premises unto the said lessee W. L. Barnes 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 one 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 two months' arrears 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 lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 20th day of December 1945.

Witness: S. C. Lawton Nick Brown (SEAL)
W. L. Barnes (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes

S. C. Lawton
parties

and makes oath that he saw the within named sign and seal the within written instrument, and that he with

witnessed the execution thereof.

Sworn to before me this 20th day of December 1945
Paul W. Long, Jr.
Notary Public, S. C.



S. C. Lawton

S. C. Stamps \$ and 80 cents

Recorded Dec. 21st 1945 at 10 o'clock A.M.