

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

J. G. Miller, Greenville, S. C. 100 Tindal Ave. Lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
Greenville Belting Company of Greenville, S. C., Lessee,
the premises Building located lot 315 Augusta St. Greenville
S. C. the

for the term of Three years, beginning January 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 One Hundred Fifty
Dollars (\$150.00) Dollars
per Month payable in advance

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 lessee to pay any damages from leaks should they 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 on the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Some signs to be erected that may contact with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

Furthermore, I agree store any materials in the building or on the premises which results in an increased fire insurance premium rate, said lessee hereby agrees to pay the increased fire insurance rate during the occupancy of these premises.

To have and to hold the said premises unto the said lessee 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 Two 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 one 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 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 seeing a duplicate of this lease.
Witness our hands and seals the 12th day of November 1945
Witness: R. M. Taylor for J. G. Miller J. G. Miller (SEAL)
F. C. Nelson for J. G. Miller Greenville Belting Co. (SEAL)
R. M. Taylor for J. P. Smith By J. P. Smith (SEAL)
Ollie Mansworth for J. P. Smith. Secy.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE
PERSONALLY, comes Robert M. Taylor
and avows that he saw the within named J. G. Miller & Greenville Belting Co. By J. P. Smith, Secy.
sign and seal the within written instrument, and that he with F. C. Nelson & myself.
witnessed the execution thereof.

Sworn to before me this 18th
day of February 1946
Ollie Mansworth (L. S.)
Notary Public, S. C. Robt. M. Taylor.

S. C. Stamps \$ 2 and 16 cents

Recorded February 18th 1946 at 10 o'clock A. M.
2537.