# LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Mrs Pauline Lee, lessor,

in consideration of the rentals hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Terrell Ayers and M. H. Hughey, lessees

for the following use, viz: Retail produce. This lease, the land they have a building known as Lee's grocery, on the property of Mrs Pauline Lee, and the said lessees have the second floor, the said equipment now in said building the sum of Twelve Dollars per month, beginning on the 27th day of October, 1945 and terminating on the 27th day of October, 1946 for the term of

and the said lessees

in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Twelve ($12.00)

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 not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall void 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 overall that may connect with the property or any other outside part of the building must be approved by the lessor before being erected.~~

The Lessee agrees to keep the roof of the building in good condition at all times.

It is understood and agreed that in the event the lessee should be unable to make repairs and pay the rents as herein before provided they may terminate this lease by giving to the lessor ninety (90) days notice of their intention to terminate the same.

To have and to hold the said premises unto the said lessees their 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 arrear 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 lessors written consent.

Signed in Duplicate

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 27 day of October 1945

Witness:

A. L. Edwards — Pauline Lee (SEAL)

Thad Rainey — Terrell Ayers (SEAL)

M. H. Hughey (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Thad Rainey and makes oath that he saw the within named Mrs Pauline Lee and Terrell Ayers and M. H. Hughey sign and seal the within written instrument, and that he with Thad Rainey witnessed the execution thereof.

Sworn to before me this 27 day of October 1945
W. L. Rainey (L. S.)
Notary Public, S. C.

Thad Rainey

S. C. Stamps $ and 48 cents

Recorded May 27th 1946 at 10:00 o'clock A. M.

Mrs Pauline Lee
Terrell Ayers
Miss M. H. Hughey

Recorded May 27, 1946 at 10:00 A. M. # 4175

Mrs Pauline Lee of one hundred & twenty-five & dollars ($125.00) to M. H. Hughey, to terminate this lease
12/22/46