

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

William M Raines

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

W.C. and Mary S Mitchell

for the following use, viz: Operating a record or music shop, a space on the north side of the building at 130 S Main Street fronting 95 feet on Main St and extending back 32 ft.

for the term of three years beginning November 25, 1946 and ending November 24, 1949

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 (\$ 50.00) fifty

per month Dollars. payable in advance on or before the 10th 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 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 to be 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 parapet or any other outside part of the building must be consented to by the lessor before being erected.

Lessee agrees at their own expense to make any repairs or alterations on this space during the term of this lease. Lessee further agrees to erect a partition wall on the south and west side of this space and it is understood that the lessor will sheet-rock or finish the side of the partition facing his place of business.

To have and to hold the said premises unto the said lessee their 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 notice within ninety days

to the lessor of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 0722 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-let without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15th day of November 1946.

Witness: William M. Raines (SEAL)  
W.C. Mitchell (SEAL)  
Miriam S. Mitchell (SEAL)  
Christine C. Prevost  
Miriam M. Henning

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

PERSONALLY, comes Christine C. Prevost

and makes oath that he saw the within named Wm M Raines, W.C. and Mary S Mitchell sign and seal the within written instrument, and that he with Miriam M. Henning witnessed the execution thereof.

Sworn to before me this 15 day of November 1946  
Willie Mae Watson (L. S.)  
Notary Public, S. C.

Christine C. Prevost

S. C. Stamps \$ \_\_\_\_\_ and .72 cents

Recorded January 15th 1947 at 4:49 o'clock P. M.