

State of South Carolina  
County of Greenville.

## L E A S E

This lease made and entered into this 19 day of July, 1935, by and between Dr. P. E. Houston as Party of the First Part, hereinafter referred to as Lessor, and Walter Rambo and Norwood Rambo operating under the firm name and style of Rambo Cleaners, a partnership, as Party of the Second Part, hereinafter referred to as Lessee, Witnesseth:

1. That the Lessor in consideration of the rent, covenants and agreements hereinafter set forth, to be faithfully paid, kept and performed by the Lessee, does hereby demise and lease to the said Lessee a certain store building located on the West side of Woodside Avenue in the Town of West Greenville, S. C., between the premises now occupied by the Branwood Theatre and Branwood Postoffice.

2. The term hereby created shall commence on September 1, 1935, and expire on August 31, 1939, and said Lessee shall pay to the Lessor as hereinafter specified the sum of \$1020.00 for this lease.

3. The Lessee shall pay the rental price hereinabove specified in the following manner; \$15.00 per month for the first year; \$20.00 per month for the second year; \$25.00 per month for the third and fourth years, and said sums shall be paid on the 1st of each and every month hereafter, with the first month's rent to become due and payable September 1st 1935, and the last month's rent due and payable on August 1st, 1939.

4. The Lessee shall not sub-lease all or any portion of said premises without the written consent of the Lessor, nor shall this lease be assigned by said Lessee without the written consent of the Lessor.

5. Should the premises above described, during the term of this lease, be partially destroyed by fire or act of God, then and in that event, the monthly rent due at the time, shall be proportionately abated to the extent of damage done the premises, and said abatement shall continue until the premises are restored to their former condition.

In witness whereof, the said parties have heretunto set their hands and seals the day and year first above written, and by these presents do hereby bind themselves, their respective successors, heirs and assigns.

In the presence of:

R. E. Houston (L. S.)  
Lessor

W. Harold Arnold  
Charlotte Stevenson  
As to Lessor

Walter Rambo and Norwood Rambo, trading and operating under the firm name and style of Rambo Cleaners, a partnership-- Lessee (L. S.)

W. Harold Arnold  
Charlotte Stevenson  
As to Lessee.

BY: Walter Rambo.

State of South Carolina,  
County of Greenville.

Personally appeared before me W. Harold Arnold and made oath that he saw the within named R. E. Houston and Walter Rambo sign, seal and as their act and deed deliver the within written lease, and that he with Charlotte Stevenson witnessed the execution thereof.

Sworn to before me this 19th day of July, 1935.

W. Harold Arnold.

Charlotte Stevenson (L. S.)  
Notary Public for S.C.

S. C. Stamps \$0.44

Recorded this the 20th day of July, 1935, 12:15 P. M.