

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THESE articles of agreement made and entered into at Greenville, S. C., this 2nd. day of Sept. 1939, by and between Lloyd B. Gossett, and Thomas F. Gossett, hereinafter known as Lessors, and S. M. Boynton, hereinafter known as Lessee.

W I T N E S S E T H

That the Lessors lease unto the Lessee, his heirs and assigns, the store room and premises located on the corner of Pendleton and Willis Streets in the City of Greenville, said County and State, being the same store room and premises now occupied by the said Lessee. This property was recently conveyed to said Lessors by Mrs. Anna Gossett. This lease shall run for a period of 5 years, beginning September 1, 1939, and ending August 31, 1944, unless the Lessee shall during said period exercise his option to terminate the same as hereinafter provided. The rent is fixed at Fifty (\$50.00) Dollars per month, to be paid by the Lessee each calendar month.

The Lessors covenant and agree to keep said store room in good repair, except where there is breakage of glass, and other damage due entirely to the negligence of the Lessee. If a fire occurs, for any cause, the Lessors will replace the building, or make necessary replacements and repairs, and in the event the building is repaired or replaced where a fire occurs, the rent is not to be charged for the period during which the store is repaired or replaced, until it is in proper condition for the Lessee to carry on business.

The Lessee is hereby given the right or option to terminate this lease at any time during the 5 year term by giving the Lessors six months written notice of his intention to terminate same, and shall then be liable only for rent up to the time the Lessee vacates said store.

Witness the hands and seals of the said Lessors, Lloyd B. Gossett and Thomas F. Gossett, and the Lessee, S. M. Boynton, this Sept. 2, 1939, at Greenville, S. C.

Witnesses:

Mary Sue Gaines
M. L. Frick

Lloyd B. Gossett
Thos. F. Gossett
Lessors
S. M. Boynton
Lessee.

State of South Carolina,
County of Greenville.

Personally appeared before me Mary Sue Gaines and made oath that he saw the within named Thomas F. Gossett and Lloyd B. Gossett, as Lessors, and S. M. Boynton, as Lessee, sign, seal and, as their act and deed deliver the foregoing written instrument for the uses and purposes therein stated, and that she with M. L. Frick witnessed the execution thereof. Sworn to before me this 2 of Sept. 1939.

B. F. Dillard (L. S.)
Notary Public for S. C.

Mary Sue Gaines.

S. C. Stamps \$1.20

Recorded September 5th, 1939 at 10:10 A. M. #11150 BY: E.G.