

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

L E A S E

This agreement made and entered into at Greenville, South Carolina, this 17th day of July, 1944, by and between James Fegaly, hereinafter called the lessor, and G. A. Ruff, hereinafter called the lessee, witnesseth:

That the said lessor has granted and leased, and by these presents does grant and lease unto the said lessee all that lot of land with store building thereon, and appurtenances thereto belonging known as No. 501 Green Avenue, County and State aforesaid, now occupied by the lessee and used for a grocery store and meat market. The lessor however reserves the back rooms now occupied by him as living quarters, and is to have the privilege for the term of this lease of ingress and egress through the store room to these living quarters and bed rooms.

To have and to hold, the said premises unto the said lessee, his executors, administrators and assigns, for the full term of one year, beginning the 1st day of August, 1944, and ending the 31st day of July, 1945 for the monthly rental of Forty and no/100 (\$40.00) Dollars per month, payable on the last day of each month. It is agreed that the lessee will have the privilege to renew this lease for a term of four additional years on the same terms and conditions herein provided, but provided; however, that he shall notify the lessor in writing at least thirty days prior to the termination of the term herein specified.

It is expressly agreed and understood, that the lessor is to keep the roof in good repair for and during the term of this lease, and any other alterations or changes inside the building are to be made by the lessee with the consent of the lessor.

It is further understood and agreed that the lessee shall make good all breakage of glass, and all other injuries done to the premises during this tenancy, excepting such as are produced by natural decay, unavoidable accident, and reasonable wear and tear.

And provided also that in case the building, or any part thereof, shall, during said term, be destroyed or damaged by fire and other unavoidable casualty, so that the same should be rendered unfit for use, then, and in such case, the rent hereinbefore reserved, or a just and proportionate part thereof, according to the nature and extent of injuries sustained, shall be suspended or abated until said building and premises shall have been put in proper condition for use by the said lessor.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of July, 1944.

WITNESSES:

Olive S. Syms
Benj. A. Bolt.

James Fegaly (SEAL)
G. A. Ruff (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me Benj. A. Bolt and made oath that he saw the within named James Fegaly, lessor, and G. A. Ruff, lessee, sign, seal and deliver the within instrument for the uses and purposes therein mentioned, and that he with Olive S. Syms witnessed the execution thereof.

Sworn to before me this 17th day of July, 1944.

Benj. A. Bolt.

Olive S. Syms (L. S.)

Notary Public for S. C.

S. C. Stamps 20¢

Recorded August 8th, 1944 at 12:28 P. M. #8366 BY:E.G.