

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

THIS LEASE made and entered into by and between Miss B. T. Witcher, hereinafter referred to as the Lessor, and Claud W. Turner, hereinafter referred to as the Lessee, witnesseth:

That in and for the consideration hereinafter expressed the Lessor does hereby let and lease unto the Lessee that certain lot of land, with the improvements located thereon, situate on the Laurens Road and being known as 416-418 Laurens Road, in the County of Greenville, South Carolina, and being the same premises now occupied by the Lessor herein, for a period of five years, commencing on the 8th day of June, 1946, and expiring June 8, 1951.

In consideration for said premises the Lessee agrees to pay to the Lessor as rent therefor fifty dollars per month for each month during said term, said monthly installment of rent to be paid in advance on the 8th day of each and every month during said term. However, it is understood and agreed that should the Lessee make default in any monthly payment, and said default shall continue for a period of thirty days, the Lessor at his option may treat the Lessee as a tenant holding over contrary to the terms of said lease.

It is understood and agreed that at the expiration of this lease or within thirty days after the expiration date, the Lessee shall have the right and option to renew this lease for an additional five year period on the same terms and conditions as are contained herein.

It is understood and agreed that the Lessor during the term of this lease maintain the outside and inside walls and roof of said building in good condition; also the Lessor shall during the term of this lease maintain the wiring facilities and floor of said building in proper condition for the operation and maintenance by the Lessor of a general meat market and grocery business; but any alterations or remodeling for business purposes to said building shall be made by the Lessee at his expense and the Lessee shall have the right for business purposes to remodel or alter said building to meet the needs of the operation of his business. ~~Also, the Lessor shall be required to replace any breakage of glass, pipes, or other fixtures in said building which breakage shall be occasioned by the occupancy of the Lessee of said building.~~ Mrs. B. T. Witcher
Claude W. Turner

The Lessor further agrees in and for the consideration herein expressed that he will not lease adjoining property to the building hereinabove described to any person or persons or corporations to conduct a meat market and/or grocery business in competition with the Lessee. The Lessor further agrees that if he should desire to sell the building and/or adjoining property, he will give to the Lessee the right of refusal on such sale.

It is further understood and agreed that the Lessee shall have the right to sell or assign this lease or sub-lease the premises herein described with the approval of the Lessor.

In the event the building situate upon said premises shall be damaged by fire or other casualty to such extent as to render the same unfit for the purposes for which the same is being used by the Lessor, this lease upon the happening of such event shall thereupon terminate. It is further understood and agreed that in the event of the bankruptcy of the Lessee, voluntary or involuntary, the Lessor may at his option declare said lease terminated and null and void.

It is further understood and agreed that all the terms and conditions of the lease of this property are contained in this instrument and there are no collateral or verbal agreements pertaining thereto. That the terms and conditions of this lease shall not be changed or modified in any manner unless in writing signed by both parties thereto.

Witness the hands and seals of the parties this 28 day of May, 1946.

In Presence of:

Wesley M. Walker

Elizabeth E. Wilburn.

Mrs. B. T. Witcher (SEAL)

Claude W. Turner (SEAL)