

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L E A S E

(Mrs.) Josephine C. Newell, Lessor, in consideration of the rental herein-after mentioned, have granted, bargained and released, and by these presents do grant, bargain and lease unto John A. Carson, Lessee, the vacant lot lying, situate and being in the City of Greenville, State and County aforesaid, at the Northeast intersecting corner of West Washington Street and Richardson Street, fronting 58 feet and 9 inches on the North side of West Washington Street, with a depth of 150 feet along Richardson Street, to be used as a parking lot, for the term of 25 years, commencing January 1, 1947 and ending December 31, 1971, and the said Lessee, in consideration of the use of said premises promises to pay the said Lessor the sum of One Hundred Fifty (\$150.00) Dollars per month for each and every month of said term, payable monthly in advance.

The Lessee may in his discretion grade the said lot so as to make it more desirable for parking, or other purposes, PROVIDED, in so doing, he, at his expense, fully protects the rights and properties of adjacent property owners.

The Lessee may, at his expense, construct such building or buildings, and other improvements on said premises as he desires, and may sub-let the same as a whole or in part as he may see fit.

It is agreed between the parties hereto that sixty (60) days arrears of rent shall terminate this lease, if the Lessor desires.

To Have and to Hold the said premises unto the said Lessee, his executors or administrators for said term.

The Lessee acknowledges having a duplicate of this lease.

Witness our hands and seals the 24 day of September 1946.

Witnesses:

<u>Etta R. Sanders</u>	<u>Josephine C. Newell</u> (Seal)
<u>R. N. Ward</u>	Lessor.
	<u>John A. Carson</u> (Seal)
	Lessee.

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PERSONALLY, comes Etta R. Sanders and makes oath that he saw the within named (Mrs.) Josephine C. Newell and John A. Carson sign and seal the within written instrument, and that he with R. N. Ward witnessed the execution thereof.

Sworn to before me this the)
24th day of September, 1946.)
)
R. N. Ward (LS))
Notary Public for S. C.)

Etta R. Sanders

S. C. Stamps \$18.00

Recorded October 18, 1946 at 4:25 PM BY:CLB