

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville. }

S. C. Fleming

lessor,

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

H. W. Weeks, Jr.

lessee,

for the following use, viz.: Manufacturing of disappearing stairways and related products

the

for the term of Two (2) years - from April 1, 1947 to April 1, 1949

and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

Twenty-Five (\$25.00)

Dollars

per Month

payable Monthly

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected. The building agreed upon was formerly occupied by the Army Training Center, now owned by S. C. Fleming, located and adjacent to the present home of the Lessor, in the Overbrook section, off of the Lownes Hill road, Greenville, S.C. The building includes the use of the road on both sides and end, and the land on the other end, extending for thirty feet from the building. It is agreed that H. W. Weeks, Jr. assisted by Mr. M. F. Haywood, has permission of the lessor to make certain necessary changes to make the building and grounds mentioned above suitable for the business of H. W. Weeks, Jr. Any changes will be done at the expense of Lessee, except for the actual digging of the well. This expense will be handled by the Lessee, but the money spent on digging the well will be deducted from the first two or three months rent, depending upon the cost of digging the well. At the end of the lease, unless renewed, the toilet fixtures, the water pump, the office fixtures, the machinery and other objects and tools used in the manufacturing process of Lessee, will be removed from the building.

Harry W. Weeks, Jr.

To Have and to Hold the said premises unto the said lessee _____ executors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party three (3) months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 2 (Two) months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15th day of March 1947

Witness:

Mrs. Harry W. Shannhouse

Otto Mullimax

M. F. Haywood

S. C. Fleming

(SEAL)

By Mrs. S. C. Fleming, Lessor

(SEAL)

Harry W. Weeks, Jr., Lessee.

(SEAL)

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

PERSONALLY, comes M. F. Haywood

and makes oath that he saw the within named S. C. Fleming by Mrs. S. C. Fleming, Lessor and Harry W. Weeks, Jr. Lessee

sign and seal the within written instrument, and that he with Otto Mullimax

witnessed the execution thereof.

Sworn to before me this 18th day of March 1947

Helen O. Hunt

Notary Public, S. C. (L. S.)

M. F. Haywood

S. C. Stamps \$ _____ and 24¢ cents

Recorded March 18th 1947 at 12:55 o'clock P.M. by R.I.Hy.