

FILED
GREENVILLE CO S.C.

SEP 18 3 04 PM 1947

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

L-E-A-S-E

MOLLIE FARNSWORTH
R. M.C.

W. J. Sullivan, hereinafter called the Lessor, in consideration of the rental and other considerations hereinafter mentioned, has granted, bargained and released, and by these presents does grant, bargain and lease unto Charles S. Brown, hereinafter called the Lessee, the following described property on the South side of West Washington Street, in the City and County of Greenville, South Carolina:

The ground floor of property known as No. 111 West Washington Street and being the same location now occupied by the Lessee and Nick Brown, for the following use; a soda shop and/or drugs and sundries; the sale of newspapers and magazines and general publications and other businesses closely connected with the above.

For the term of five (5) years commencing November 1, 1947 and ending October 31, 1952, and the said Lessee in consideration of the use of said premises for the said term, promises to pay the Lessor the sum of One Hundred, Fifty Dollars (\$150.00) per month, payable monthly in advance on the first of each and every month, the first payment to be made on or before November 1, 1947.

The Lessee hereby agrees to take the building as it now stands. The Lessor agrees to repair the roof should it leak, but it is agreed by the Lessee that the roof is considered sound and that the Lessor is not to pay any damages from leaks should they occur. The Lessee agrees that any and all repairs or improvements desired by him shall be made by him at his own expense, and agrees to make good all breakage of glass and other injuries done to the premises during the term, except such as are produced by normal decay and to surrender the said premises on the expiration of the term in as good a condition as they now are, ordinary wear and tear excepted. Notwithstanding anything above written, the Lessor and the Lessee agree that Nick Brown may continue to operate his hat cleaning business on said premises for a period of fourteen (14) months from November 1, 1947, but that no hat cleaning or similar business shall be conducted on said premises at the expiration of fourteen months from November 1, 1947. In agreeing to this provision the Lessor assumes no responsibility for the payment of rent by Nick Brown to the Lessee, or for any other arrangements that may be made between Nick Brown and the Lessee.

Use of the premises for any other business other than hereinabove set forth, without the written consent of the Lessor, shall cause this Lease to be cancelled if the Lessor so desires after giving thirty (30) days notice thereof to the Lessee.

The Lessee agrees not to sub-rent or assign this Lease without the consent of the Lessor except as hereinabove provided for.

It is understood and agreed between the Parties hereto, that the Lessee is to pay any and all water bills in excess of Ten Dollars (\$10.00) per month, which amount the Lessor agrees to pay for water used in the entire building owned by him. This payment by the Lessee to be in addition to the rent provided for.

(1)

Witness
W. A. Workman

Satisfied and cancelled
Apr 6 - 1949
W. J. Sullivan
Charles S. Brown

SATISFIED AND CANCELLED OF RECORD
7 DAY OF APRIL
MOLLIE FARNSWORTH