



State of South Carolina,

County of GREENVILLE,

I, G. Taft Joseph,

lessor

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

grant, bargain, and lease unto T. H. Liles,

lessee

for the following use, viz.: To operate a grocery store and allied business, the lot and building (known as 26 Monticello Avenue), located at the corner of Monticello Avenue and Grace Street, near the City of Greenville, State of South Carolina, and the below mentioned equipment:

for the term of Two (2) years, commencing June 1, 1948, and terminating May 30, 1950.

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 One-Hundred & No/100 (\$100.00) - - - - - Dollars

per month payable in advance

The lessee hereby agree 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 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.

J.A.D.

The Lessee is hereby granting an option to renew this lease upon the same renewal, and under the same conditions for the additional 2 years, ~~and~~ ~~terminating~~ ~~on~~ ~~the~~ ~~day~~ ~~of~~ ~~May~~ ~~30~~ ~~1950~~, upon the lessee giving to the Lessor 60 days written notice of his intention to exercise said option. The lessee rents the following equipment to the Lessee.

One 10' Meat Case, One Meat Block, One Slicing Machine, One Meat Chopper, Two Floor Showcases, One Checking Counter, One Blue Flash Beverage Cooler, One Burrough's Cash Register, Two Pair Scales, One 40 gallon Hot Water Heater, Four Grocery Carts, and certain shelves.

The Lessee agrees to keep the building and equipment in good condition, except only for fair wear and tear.

To Have and to Hold the said premises unto the said lessee T. H. Liles, his executors or 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

Two (2) 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 One 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 5th day of May 1948.

Witness: J. P. Henson Rachel Durham

G. Taft Joseph (SEAL) T. H. Liles (SEAL)

Cancelled by Agreement this 7th day of September, 1948.

Witness: