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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L-E-A-S-E.

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 George Conits, Mary Conits and Elias Conits, hereinafter called the Lessees, the following described property on the South side of West Washington Street, in the City of Greenville, 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 Charles S. 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 forty-three (43) months commencing April 1, 1949, and ending October 31, 1952, and the said Lessees in consideration of the use of said premises, promise 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 the signing of this Lease.

The Lessees agree to take the building as it now stands, The Lessor agrees to repair the roof should it leak, but it is agreed by the Lessees that the roof is considered sound and that the Lessor is not to pay any damages from leaks should they occur. The Lessees agree that any and all repairs or improvements desired by them shall be made by them at their own expense, and agree to make good all breakage of glass and other injuries to the premises during the term, except such as are produced by normal decay and to surrender the premises on the expiration of the term in as good a condition as they now are, ordinary wear and tear excepted.

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 Lessees.

The Lessees agree not to sub-rent or assign this Lease without the written consent of the Lessor.

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

It is understood and agreed between the Parties hereto that all fixtures and equipment placed upon the premises by the Lessees shall be free of all encumbrances except a Chattel Mortgage this day executed by the Lessees to Charles S. Brown in the sum of Three Thousand Dollars (\$3,000.00), and that the said fixtures and equipment are hereby assigned to the Lessor as security for the faithful performance of this Lease.