

State of South Carolina)
County of GREENVILLE)

..... WILKINS NORWOOD, AGENT lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto L. C. BLACK & R. H. TRAMMELL, a Partnership
..... lessee

for the following use, viz.: CAFE OR ANY LEGIMATE BUSINESS
STORE SPACE AT 13 1/2 S. SPRING STREET, GREENVILLE, S. C. the

for the term of Three years at \$35.00 per month with an option to renew for three years
at a rental to be determined based on the current rentals in the vicinity at that
time. 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
THIRTY-FIVE & 00/100 - - - - - Dollars
per MONTH payable IN ADVANCE

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 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.

(This lease supercedes and cancels lease given L. C. Black)
(dated February 1, 1953.)
L. C. Black
R. H. Trammell

To Have and to Hold the said premises unto the said lessee L. C. BLACK & R. H. TRAMMELL (Partnership)
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 men-
tioned give to the other party ONE 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 FIRST day of March, 19 53.

Witness:
Mary M. Tracy
John Tracy
H. H. Tracy

W. A. Seybt
L. C. Black
R. H. Trammell
(SEAL)
(SEAL)
(SEAL)
(SEAL)

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