

State of South Carolina

County of Greenville



E. Howard, his heirs and assigns, lessor
In consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Robert Hudson, the building at 417 N. Calhoun Street

For the following use, viz.: barber shop and shoe shine parlor

for the term of Three (3) years with the option to renew

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Four Hundred Twenty (\$420.00) Dollars per year payable at the rate of ThirtyFive (\$35.00) on the first of each succeeding month

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.

Lessee agrees upon surrender of the premises to leave them in the same state of repair as upon the day of taking possession and the lessee further agrees, within sixty (60) days to replace the glass in the front door and also the lock thereon and to put in working order the toilet within the building.

To Have and to Hold the said premises unto the said lessee Robert Hudson 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 One (1) 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 (1) 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 6th day of May 1953

Witness: Eleanore Guzik, James A. K. Roper

E. Howard (SEAL), Robert Hudson (SEAL), (SEAL), (SEAL), (SEAL)

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PERSONALLY, comes Eleanore Guzik

and makes oath that he saw the within named E. Howard and Robert Hudson

sign and seal the within written instrument, and that he with James A. K. Roper

witnessed the execution thereof.

Sworn to before me this 6th day

of May 1953

James A. K. Roper (Notary Public, S. C.), Eleanore Guzik

Recorded May 7th, 1953 at 2:04 P. M. #10408