

State of South Carolina,

County of Greenville

FILED
NOV 4 4 30 PM 1955
SOUTH CAROLINA
RECORDS

J. J. Baldwin,

in consideration of the rental hereinafter mentioned, have granted, bargained and released unto O'Dell Hall

for the following use, viz.: One barber shop building (North half) it being 16 by 30 feet in size and the northern part of lot, located on the Corner of Laurens Road and Butler Avenue in the Town of Mauldin, said State and County, said building and part of lot to be used for barber shop purposes and store building retail sales.

Five Years from date

In consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

Thirty (\$30.00)

Dollars

per Month payable on 1st. day of each successive month from date

The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessor 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.



To Have and to Hold the said premises unto the said lessee O'Dell Hall 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 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 3 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 or sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 29th. day of August, 194 4.

Witness: [Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

State of South Carolina,

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PERSONALLY, comes Calvin Dellett

and makes oath that he saw the within named J. J. Baldwin, Lessor, and O'Dell Hall, Lessee sign and seal the within written instrument, and that he with

J. M. Griffin witnessed the execution thereof.

Sworn to before me this 29th. day of August, 194 55

[Signature] (L. S.)
Notary Public, S. C.

Recorded November 4th. 1955 at 4:32 P. M. #28759