

FILED

State of South Carolina

MAY 8 4 04 PM 1956

County of Greenville

OLLIE FARNSWORTH
R. M. C.

J. A. TODD, Secretary, Working Benevolent State Lodge lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto LEEGETT MACK

lessee

for the following use, viz.: a cafe and amusement parlor if not in violation of any City Ordinance or State law

the basement of the Temple Bldg., 125 1/2 Fall Street, Greenville, S. C.

for the term of Four (4) Years, commencing May 7, 1956 and the Lessee shall have the first option to renew this Lease for four (4) additional years upon the same terms and conditions if he so desires at the expiration of this Lease 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

Twenty-Four and No/100 - - - - - (\$24.00) - - - - - Dollars

per month payable in advance on the 7th day of each month

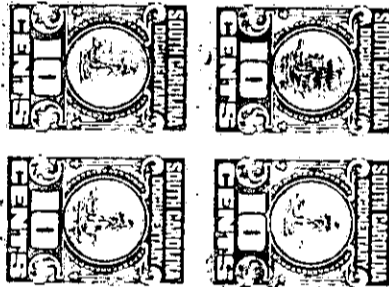
The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered 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 to comply with all regulations of the City of Greenville as to fire hazards and also Lessee has the right to Sub-Lease the said premises. The Lessee to be responsible for all gas and electric bills.

The Lessor to pay for the Water.



To Have and to Hold the said premises unto the said lessee and 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 men-

tioned give to the other party 30 days 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 ~~xxx~~

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 7th day of May, 19 56

Witness: R. H. Hammell
E. B. Trammell

Working Benevolent State Lodge
By: J. A. Todd (SEAL)
J. A. Todd, Secretary, Lessor (SEAL)
Leegett Mack (SEAL)
Leegett Mack, Lessee (SEAL)