

State of South Carolina

County of GREENVILLE

FILED

APR 24 1957 A.M.



Mrs. Ollie Farnsworth
R. M. C.

DEXTER L. BROWN

lessor

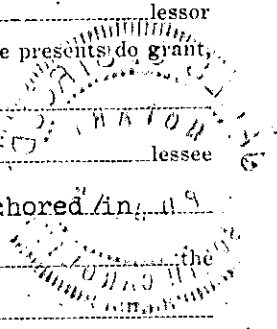
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,

bargain, and lease unto SAM HUTCHINS

lessee

for the following use, viz.: permanent erection of plastic neon lighted sign anchored in the ground opposite drive way in main highway

for the term of ten years



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

Two hundred and fifty (\$250.00) - - - - - Dollars

payable on or before May 1st 1957

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 sign on the building that may be removed or altered without the consent of the lessor.~~

This lease to lessee is for the purpose of granting lessee the right to maintain the above described neon sign on the property of Dexter L. Brown at 516 Old Easley Bridge Road for a period of ten years. The Lessor also grants the Lessee the right to enter upon the premises at any reasonable time for the purpose of maintenance, repairs or other necessary incidentals in maintaining the above described sign. This Lease can be cancelled by both parties only mutual written consent

~~For the term of ten years.~~
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

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 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-

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the _____ day of March, 19 57

Witness:

H. W. Brown
B. Keenan

J. B. Dexter L. Brown (SEAL)
Mrs. P. Annie Bell P. Brown (SEAL)
Sam H. Hutchins (SEAL)

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