

1962, at the same agreed rental provided he gives the landlord 30 days written notice accepting the option to renew.

4. The landlord shall be responsible for maintaining proper insurance on said building and shall keep the outside of the building in good general repair. The tenant shall be responsible for any fixtures or improvements made on the bottom floor of the inside of the building known as the Huddle Soda Shop, and such fixtures shall be the property of the tenant at the expiration of the lease.

5. The landlord agrees to pay all real estate taxes on said property.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of September, A. D. 1957.

IN THE PRESENCE OF:

Eva W. King
(B. O. Thomas, Jr.)

Sullivan C. Franks (SEAL)
Landlord

James O. Brown (SEAL)
D/B/A Huddle Soda Shop
Tenant

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me Eva W. King, who being first duly sworn, says that he saw the within named Sullivan C. Franks, Landlord, and Quincey Brown, d/b/a Huddle Soda Shop, Tenant, sign, seal, and as their act and deed deliver the foregoing lease, and that she with B. O. Thomas, Jr. witnessed the execution thereof.

SWORN to before me this 15th day of September, A. D. 1957.

B. O. Thomas, Jr. (SEAL)
Notary Public for South Carolina

Recorded December 7th, 1957 at 10:47 A.M. # 28581