

State of South Carolina

County of Greenville

Mrs. R. D. Smith

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

for the following use, viz.: Business Purposes

Lot of Land now Occupied by Mr Cowart, Plus Lot 50<sup>Ft.</sup> and Dwelling at #4 Carver Street, and Highway 123 Easley Highway.

for the term of Five Years, Beginning from date hereon, with an Option for New Leas at the Expiration of the Five 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

Seventy Five (\$75.00)

per Month payable In advance on the First 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.

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.

It is understood by the Original Lease that the Building Erected by Mr Cowart, is to be come the Property of the Lessor at the Expiration of This Lease.



Ira Cowart

To Have and to Hold the said premises unto the said lessee 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 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 One months arrear of rent, shall terminate this lease, if the lessor so desires.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 16th day of July, 19 58

Witness: Lucy F. McCalley, P. D. McCalley

Mrs. R. D. Smith (SEAL), Ira Cowart (SEAL)

(Continued on Next Page) (SEAL)

Handwritten notes at the bottom right of the page.