

State of South Carolina

JAN 2 12 07 PM 1959

County of GREENVILLE

OLLIE FANNING WORTH R.M.C.

I, Dora T. Ballenger, lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto W. J. Delany and A. H. Delany, trading as Delany's Sporting Goods Store, lessee for the following use, viz.: Retail Sporting Goods Store, the 25 x 88 ft. building on the North side of College Street, City of Greenville, known as No 1 24, the

for the term of five (5) years, commencing January 1, 1959 and ending December 31, 1964,

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 NINE THOUSAND (\$9,000) Dollars per period payable in monthly instalments of \$150.00 in advance

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.

It is understood and agreed that the lessees will, at their expense, pay for all painting and repairs during the tenure of this lease, and that they will maintain the elevator, seeing that it is properly greased so as not to deteriorate.



To Have and to Hold the said premises unto the said lessee s their 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 gives to the other party written notice previous to the time of the desired termination. The destruction of the premises by fire or making it unfit for occupancy or other casualty, or two 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-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 4 day of December, 19 58

Witness:

W. W. Hellam  
J. V. Horie

Dora T. Ballenger (SEAL) Lessor

W. J. Delany (SEAL)  
A. H. Delany (SEAL) Trading as Delaney's Sporting Goods Store. Lessee.