

State of South Carolina

County of Greenville

Albert Q. Taylor,

lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto S.&M Amusement Company, Inc.,

lessee

for the following use, viz.: Operation of club, tavern, or place of amusement or cafe the

commencing August 1, 1961, for the term of one (1) year, which shall automatically be renewed for four successive years unless Lessee gives notice 90 days before expiration of lease of intention not to renew,

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 One Hundred & no/100 (\$100.00) Dollars

per month payable on or before the 1st day of each month; \$110 each month for 1st renewal; \$120 each month for 2d renewal; \$130 each month for 3rd renewal, and \$140 each month for the 4th renewal.

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.

The property herein leased is that certain lot and building situate thereon, being approximately 32 feet x 42 feet, on East Gantt Street at the corner of Augusta Road and Air Base Road, Greenville County, S. C.



To Have and to Hold the said premises unto the said lessee, its successors and assigns, ~~executors or administrators for the said term.~~

but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 1 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 25th day of July, 1961.

Witness:

Handwritten signatures of Evelyn Hooper and Bill C. Cope.

Albert Q. Taylor - Lessor (SEAL)
S & M AMUSEMENT COMPANY, INC. (SEAL)
By Geo. L. Solesbee (SEAL)
Lessee (SEAL)

GUARANTEED BY:

Handwritten signature of George Solesbee.

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