

LEASE

THIS LEASE, Made this first day of October, 1971, by and between Earl Bowlin, of Greenville, S. C. party of the first part, hereinafter called lessor, and S. W. Smith, DBA Texcraft Industries, party of the second part, hereinafter called lessee.

WITNESSETH: That said lessor hereby leases to said lessee the following, one building at 105 Gordon Street, Ext., Greenville, S. C. for a term of One year, beginning October 1, 1971 and ending September 30, 1972, and the said Lessee agrees to pay for the use and rent thereof a total of (\$1,080.00) One thousand eighty dollars payable at the rate of (\$90.00) Ninety-dollars per month, for the whole time and to pay the same on the first day of each month, in advance at the office of Earl Bowlin, 4709 White Horse Road, Greenville, S. C.

The lessee covenants and agrees with the lessor as follows;

1. To take good care of the premises and keep them in good repair, free from filth, danger of fire or any nuisance, and return the same, at the termination of the lease, in as good condition as received by him, usual wear and use, destruction by fire not caused by the negligence of the lessee, and providential destruction excepted.

2. To not sublet or allow any other tenant to come in with or under him or assign this lease or any part thereof by his act, process or operation or law or in any other manner whatsoever, without the written consent of the lessor indorsed on this lease.

IN WITNESS WHEREOF, The parties have hereunto set their hands this the 6<sup>th</sup> day of October, 1971.

Witnesses:

Christine Paster

Elizabeth Cimp

Jack P. [unclear]

S. W. Smith, DBA Texcraft ← *See initial*

Lessee

Earl Bowlin

Lessor

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