

APR 5 10 04 AM '72

4M-10-69 No. 350 LEASE CLERK PARSONS & Co., Office Suppliers, Greenville, S. C.

R. H. C.

State of South Carolina

County of Greenville

Harold H. Rochester lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Charles Carroll Morgan lessee

for the following use, viz.: Frame store building located at No. 2 Waco St., in the City of Greenville, S. C. To be used as a grocery store and/or restaurant if electric grill and/or electric stove is used.

The term of one year ~~beginning April 1, 1972 and ending March 31, 1973~~ C.C.M.

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

Forty + 2/100 Dollars per month payable on the 1st day of each month beginning April 1, 1972

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 agrees 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. C.C.M.

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. C.C.M.

~~On the sign of the building that any connection with the present or any other building must be maintained.~~



To Have and to Hold the said premises unto the said lessee Charles Carroll Morgan 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 give to the other party six months 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 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 28th day of March, 1972

Witness:

Donald W. Heap

Marshall C. Pickens

Harold H. Rochester (SEAL)

Charles Carroll Morgan (SEAL)

(SEAL)

(SEAL)

(SEAL)

(Continued on Next Page)