

State of South Carolina,  
County of Spartanburg,

Lease.

This Indenture of Lease made this the 25th day of June 1931, by and between G. H. Bailes of Anderson County, State of South Carolina, party of the first part hereinafter sometimes called the "Lessor" and Fern Beigh of Greenville County, State of South Carolina, party of the second part hereinafter sometimes called the "Lessee,"-

W I T N E S S E T H.

1. That the Lessor hereby grants, demises, and leases and the Lessee has hereby leased from the Lessor for the consideration and upon the terms and conditions herein set forth, the following described real property with the improvements thereon, situate, lying and being in the City of Greenville, County of Greenville and the State of South Carolina;

All that lot or parcel of land located on the East side of Main Street in the City of Greenville, beginning approximately 38 feet South of the South East intersection of North Main and E. Coffee Streets and having a frontage of approximately 22½ feet on Main Street and a depth of approximately 142 feet to an 8½ foot alley; together with the right of ingress and egress over this alley.

2. The leased premises include the basement and ground floor of the building and do not cover the second and third stories.

3. To have and to hold the said premises unto the Lessee, her successors and assigns for and during the term of five years commencing on the 1st day of August 1931 and ending on the 31st day of July 1936.

4. The Lessee agrees to pay for the said leased premises the following fixed rentals, to-wit:

(A) For and during the first year of said term the sum of \$250.00 per month payable monthly in advance on the 1st day of each month.

(B) For and during the 2nd. year period, the sum of \$275.00 per month, payable monthly in advance.

(C) For and during the last three years of the five year term, the sum of \$300.00 per month, payable monthly in advance.

5. During the term of this lease the Lessor will be required to do no more than keep the roof and outer walls of the building in good condition of repair, the Lessee taking care of the expense of any alterations or redecorating which may be done on the interior of the building; but the Lessor agrees as a consideration of this lease to make the following improvements to the building before the building is delivered to the Lessee;

(1) The front walls of the building are to be stuccoed. 2. The trim at the entrance to the building and all the trim of the first floor and basement is to be painted. 3. All walls and ceilings to be painted. 4. Linoleum to be laid on the entire floor area of the first floor. 5. Show windows at the entrance to be changed in accordance with the agreements made by the Lessor and the Lessee. 6. Leakes in the sky light and at the rear entrance to be stopped. 7. Front doors to be converted into swinging doors and screen doors to be added. 8. Two toilet and lavatory rooms to be built in accordance with the wishes of the Lessee. 9. The front stairway to be relocated anywhere the Lessee desires and a back stairway between the basement and first floor to be built. 10. The furnace is to be cleaned out and put in workable condition. 11. A partition of design satisfactory to the Lessee is to be erected to separate the front and rear parts of the first story and another partition is likewise to be built in the basement. 12. Selection of the pattern of the linoleum is to be made by the Lessee and the Lessee will also be permitted to select paints which are used.

The Lessor binds himself to purchase for the Lessee, inlaid linoleum of battle-ship quality or grade and to have a felt covering cemented to floor and then have linoleum cemented to the felt covering.

6. The Lessee reserves the right to sub-lease the premises but it is distinctly understood that such an act will not release her from personal liability.

7. The Lessee further reserves the right for herself or sub-tenant to operate in the premises any business of lawful nature, not with standing the fact that the building is being leased for the purpose of operating a Cafeteria or eating place.

(OVER)