

Lease -

State of South Carolina
County of Greenville

James Black, lessor, in consideration of the rental herein after mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto J. B. Adams, lessee, for the following use, viz: Barber Shop Business, the Room # 11, south side Pendleton St., and all fixtures, for the term of two years 1931-1932, as per written herein below, 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 Eighteen Dollars, weekly (\$18.00) per week, payable weekly, for the years 1931 and 1932, or as near so as possible to do.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires 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 gives notice of same in writing.

If the business is discontinued on 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.

Also it be understood and agreed that any fixtures for convenience or used otherwise be placed by said J. B. Adams, cannot any time be taken from building by J. B. Adams without objection on part of party first part or their assigns.

Also J. B. Adams reserves full right to use all or any part of fixtures now belonging to said barber shop in any way he may desire for his benefit as operator of said barber shop.

To Have and to Hold the said premises unto the said lessee, 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 one month's 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 for one month's area of rent, shall terminate this lease, if the lessor so desires. The lessee agrees 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 agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 18th day of July, 1930

Witness:

J. A. Morgan
James Bigler

J. H. Black (Seal)