

FORM 357

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Wilfred Cafeteria Inc. by C. I. Watson Pres. lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released to by these presents do grant, bargain, and lease unto

Dr. A. J. Dermid lessee,
for the term of the Room located Over Wilfred Cafeteria the

for the term of from May 15th 1936 until May 31. 1938 with the
privilege of renewing at the same Rental provided the
Wilfred Cafeteria renew at same Rental 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 thirty five dollars

Dollars
per month payable in advance

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 the premises for any business other than herein called for shall cancel this lease if the lessee so desires and give notice of same in writing.

If the business is discontinued on the premises within 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 curb or any other outside part of the building must be consented to by the lessor before being erected.

The lessor gives to the lessee the privilege of removing at termination of lease all improvements and fixtures installed at beginning of lease

To Have and to hold the said premises unto the said lessee Dr. A. J. Dermid executors and 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 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 one months arrears 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 and not rent without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 12th day of May 1936

Witness:
Mrs. Ernest C. Dye
Oscar E. Brewer
Wilfred Cafeteria Inc (SEAL)
By C. I. Watson Pres (SEAL)
Dr. A. J. Dermid (SEAL)
By A. J. Dermid

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Oscar E. Brewer

and makes oath that he saw the within named Dr. A. J. Dermid and C. I. Watson Pres.
Wilfred Cafeteria
sign and seal the within written instrument, and that he with Mrs. Ernest C. Dye

witnessed the execution thereof.

Sworn to before me this 19th
day of March 1937
Jos. H. Woodside (L. S.)
Notary Public, S. C.

Oscar E. Brewer

S. C. Stamps \$ 36 cents

Recorded March 19th 1937 at 1:50 o'clock P.M. # 3459