

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Jerry S. Bateson and James Cooper lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

M. J. Clark of Swadlowe Plant, S.C. lessee,
for the following use, viz: Old building located on upper ground for a store and living room the same being the building formerly used by J. S. Bateson
for the term of Three years dating from October the 25th, 1938 to October 25th 1941.

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 Fifteen & no/100

Dollars month payable October the 25th of each month

The lessor 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. The use of the 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.

If the business is discontinued on the premises as aforesaid 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 paragon of any other outside part of the building, must be consented to by the lessor before being erected.

To have and to hold the said premises unto the said lessee M. J. Clark 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 shall give the other party three months written notice previous to the time of the desired termination, but the destruction of the premises by fire, making it unfit for occupancy or other casualty, or the inevitable event of rent, shall terminate this lease, if the lessee 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 agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-let without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 5th day of November 1938.

Witness:

J. P. Anderson
Leonard S. Nix

M. J. Clark, Lessee (SEAL)
Jerry S. Bateson (SEAL)
H. G. Cooper (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes

J. P. Anderson
and makes oath that he saw the within named Jerry S. Bateson + H. G. Cooper, M. J. Clark
sign and seal the within written instrument, and that he with Leonard S. Nix

witnessed the execution thereof.

Sworn to before me this

5th November 1938

J. P. Anderson (L. S.)
Notary Public, S. C.

S. C. Stamps \$ 34 cents

Recorded November 7th 1938 at 10:55 o'clock A. M.