LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

H. Hoke Smith, lessor,

in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does grant, bargain and lease unto

Hoyt J. Hudson, lessee,

all the following described property:

That certain store room and garage apartments above, now occupied by the lessee, located on the Easterly side of Pleasantburg Drive, Greenville, S. C., about 3½ miles from the Court House, there to begin from

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 Seven Hundred Twenty Dollars ($720.00) the receipt whereof is hereby acknowledged by the lessor, H. Hoke Smith, that he may keep the said premises neated for the Three (3) years period.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee duly acquires of the lessor the use of the premises for the business mentioned but no other. The lessee 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 named, or shall cancel this lease if the lessee so desires and give notice of same in writing.

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.

Outside signs to be created that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being created.

[illegible]

The following agreement is also considered as part of the lease with the lessee, Hoyt J. Hudson, that he agrees to keep the premises in a clean and sanitary condition at all times, and to keep the toilets and lavatories in a clean and sanitary condition at all times. The lessee agrees to keep the premises free from rats, mice, roaches, bed bugs, and other vermin at his own expense. The lessee agrees to keep the premises free from rats, mice, roaches, bed bugs, and other vermin at his own expense. The lessee agrees to keep the premises free from rats, mice, roaches, bed bugs, and other vermin at his own expense.

To have and to hold the said premises unto the said lessee executors and administrators, for the said term. It is agreed by the parties hereto that this lease shall continue for one year from the date hereof, and from year to year on the same terms, unless the party desiring to terminate it shall give the other party written notice previous to the end of the term, or the expiration of the premises by fire or making it unfit for occupancy, or other casualty, or upon the arrear of rent, shall terminate this lease at the lessor's option. 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 occasioned by natural decay, and agrees to surrender the premises, improvements or alterations in the premises without the written consent of the lessor or assigns without the like consent.

The lessee hereby acknowledges having read the foregoing lease.

Witness our hands and seals this 15th day of April, 1940.

Witness:
M. Dee Smith
Robert T. Ashmore

H. Hoke Smith (SEAL)
Hoyt J. Hudson (SEAL)
(SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes M. Dee Smith and makes oath that he saw the within named H. Hoke Smith and Hoyt J. Hudson sign and seal the within written instrument, and that he with Robert T. Ashmore witnessed the execution thereof.

Sworn to before me this 15th day of April, 1940.
Robert T. Ashmore (L. S.)
Notary Public, S. C.

M. Dee Smith

S. C. Stamps $ and 0.32 cents

Recorded April 15th 1940 at 5:15 o'clock P. M.