

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

W. W. Burgess lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

J. H. Jollison lessee,
the following premises, to-wit: the One Building located at #6 West Coffee St. in the City of Greenville, S.C. nature of Business Barber Shop.
for the term of Five years - Optional

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 Dollars
\$30⁰⁰ Dollars
per month payable on the first day of each month.

The lessor hereby agrees to take the building and 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 lessor 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 erected that may connect with the present or any other outside part of the building must be consented to by the lessor before being erected.

This contract is Optional and subject to change at the first of each year of the five years from the date of same by the lessor or the lessee giving the other a thirty days written notice. The optional term of this contract is based on the conditions of times.

To have and to hold the said premises unto the said lessee his 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 accrual of rent, shall terminate with 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 as set forth in the lease written herein.

Witness our hands and seals the Third day of February 1940
Witness: W. W. Burgess (SEAL)
J. H. Jollison (SEAL)
B. B. Davis (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }
PERSONALLY, comes J. Harold Greer
and makes oath that he saw the within named W. W. Burgess & J. H. Jollison
sign and seal the within written instrument, and that he with B. W. Davis witnessed the execution thereof.

Sworn to before me this 1 day of February 1940
Joy C. Jones Notary Public, S. C. (L.S.)



S. C. Stamps \$ 32 and 32 cents
Recorded March 27 1941 at 2:17 o'clock P.M.