

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

M. B. Batson lessor,
in consideration of the rental hereinafter conditioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Milton E. McLean lessee,
for the following use, viz: Ice fountain, sandwich shop and confectionery shop and drug sundries and other mercantile business the premises hereinafter described.
for the term of Three (3) years

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 One Hundred and no/100 Dollars.

payable in advance on the first day of each month beginning on the first day of each month at the completion of building hereafter
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 lessor so desires and give notice of same in writing.

If the business is discontinued on the premises 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.

All that certain lot, together with the building thereon, situate and being in the County of Greenville, State of South Carolina, on the very Brevard Road, just beyond the State Line, and about a half mile beyond the highway from the State Line, the building being now in the process of construction and it was intended to be used as the store side of the Brevard Road approximately one block from Batson's Station.

The lessee shall have the option or privilege of renewing this lease on the same terms as contained herein for a period from year to year.

It is provided herein that if lessor shall sell said building, then the right to renew as herein contained would terminate, if it is provided in the event that the landlord sells such property the lessee named herein shall have the option or estate in general known as the first refusal to purchase same.

To Have and to hold the said premises unto the said lessee, Milton E. McLean, 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 three 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 three months arrear 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 nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.
Witness our hands and seals the 28th day of May 1946
Witness: J. G. Leatherwood (SEAL) M. B. Batson (SEAL)
Jewell L. Payne (SEAL) Milton E. McLean (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE
PERSONALLY, comes Jewell L. Payne
and makes oath that he saw the within named M. B. Batson and Milton E. McLean
sign and seal the within written instrument, and that he with J. G. Leatherwood
witnessed the execution thereof.

Sworn to before me this 28th day of May 1946
J. G. Leatherwood (L. S.)
Notary Public, S. C. Jewell L. Payne