

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Estelle N. Earle lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
Charles L. Wellborn lessee,

for the following use, viz. Barber Shop
Store room and basement corner North and Lawrence Streets, City of the
Greenville.
for the term of three years commencing October 1st 1946 and ending September
30th 1949

and the said lessee
in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of

One hundred dollars (\$100.00) Dollars
per month payable on the fifteenth and thirtieth of each
month

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 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 parapet or 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 Charles L. Wellborn, 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 Sixty (60) days 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 (1) 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 30th day of July 1946

Witness:
A. J. Vaughn Estelle N. Earle (SEAL)
A. D. L. Bartolale Charles L. Wellborn (SEAL)
(SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE
PERSONALLY, comes A. D. L. Bartolale
and makes oath that he saw the within named Estelle N. Earle and Charles L. Wellborn
sign and seal the within written instrument, and that he with A. J. Vaughn
witnessed the execution thereof.

Sworn to before me this 30th
July 1946
Bramlett (L. S.)
Notary Public, S. C.

A. D. L. Bartolale

S. C. Stamps \$ 1 and 44 cents
Recorded August 19th 1946 at 10:57 o'clock A. M.