

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Margret Harris Cheek _____ lessor,
in consideration of the covenants hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Leonard Hilkemeyer _____ lessee, the
house and lot owned by me on Perry Road, San Souci, Greenville
County, N.C. as set out in plat of L. C. Mearls property.

for the term of two 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 Twenty - five (\$25.00)

Dollars
per month payable

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 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 about any reason. Use of the premises for any business other than herein called for shall cancel this lease if the lessee so desires and give notice of same in writing.

If the business is discontinued on the premises rented before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Consent to be needed that any contract with the parpet or any other outside part of the building must be consented to by the lessor before taking effect.

at the end of each month it is understood that if possession is delayed in account of the present tenant that this lease will date from date of possession. The lessee will bear any expense of obtaining possession if any delay is encountered. The deed to the above property is recorded in the P.M.C. Office for Greenville County in Book 34 p 70 Pages 77 and 78.

And it is further agreed that the lessee shall have the right to sublet and any convey by the lessor of the above premises shall be subject to the terms of this lease.

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 terminate in any event by the expiration of the term above mentioned or to the other party.

months or until the expiration of the term of the lease, or the destruction of the premises by fire or making it unfit for occupancy or other casualty, or two (2) 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 sublet without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 23rd day of October 1946

Witness:
W. H. Price, Jr. _____
William B. Price _____
Margret Harris Cheek (SEAL)
Leonard Hilkemeyer (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes William B. Price

and makes oath that he saw the within named Margret Harris Cheek

sign and seal the within written instrument, and that he with James H. Price, Jr.

witnessed the execution thereof.

Sworn to before me this 23rd day of October 1946
James H. Price, Jr. (L. S.)
Notary Public, S. C.

William B. Price

S. C. Stamps \$ _____ and 36 cents

Recorded October 23rd 1946 at 3:14 o'clock P.M.