

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Ed C Curdts, of Greenville, S.C. lessor,

by consideration of the recited premises mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Grady T Smith trading under the firm name of Smith's Cleaners, lessee,

for the following use, viz: for the operation of a dry cleaner company

the store building located on No 1707 Augusta Road

for the term of three years, beginning on Dec 15, 1946 and ending on the

14th day of December, 1949

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 Eighty-Five and No/100

(85.00) Dollars

per month payable on the 15th day of each and every

month in advance on the 15th day of each and every

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 connected to by the lessor before being erected.

To Have and to hold the said premises unto the said lessee Grady T Smith

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 causing it with for occupancy or other reasons, or three months accrual of rent, shall terminate this lease, if the lessee so desires. The lessee agrees to make good all breakage of glass as a all other parties owe 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 this 19th day of November 1946.

Witness: Ed C Curdts (SEAL)
Grady T Smith (SEAL)

William H. Watkins, Jr. (SEAL)
D. R. Cain (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes D. R. Cain

and makes oath that he saw the within named Ed C Curdts & Grady T Smith

sign and seal the within written instrument, and that he with William H. Watkins, Jr.

witnessed the execution thereof.

Sworn to before me this 12th day of December 1946
Ollie Farnsworth (L. S.)
Notary Public, S. C. D. R. Cain

S. C. Stamps \$ 1 and 24 cents
Recorded December 12th 1946 at 9:21 o'clock A.M.