

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

This indenture made this the 9th. day of July, 1941, by and between Charles Cator, herein-  
 after designated as lessor, and Frederick G. Risk, hereinafter designated as lessee.

W I T N E S S E T H

The lessor agrees to lease and the lessee agrees to rent the premises known as 300 Manly  
 Street in the City of Greenville, State and County aforesaid, consisting of a store on the first  
 floor and five rooms on the second floor, together with the garage thereto attached for a term  
 of one year from July 30, 1941, with the option on the part of the lessee to renew from year to  
 year not in excess of nine years from July 30, 1942, upon the expiration of each year.

The lessee agrees to pay and the lessor agrees to receive a stipulated rental for said prem-  
 ises of \$ 420 per year, payable \$35.00 per month, in advance, on the 1st. day of each and every  
 month during the term of this lease or any renewal thereof, commencing August 1, 1941.

The lessee agrees to pay all back rent at the same rate to August 1, 1941.

It is further understood that the lease shall run for a one year period from July 30, 1941,  
 and each year the lessee desires to exercise his option for one additional year ( not to exceed  
 nine years from July 30, 1942), the lessee shall give a written notice of his intention to exer-  
 cise said option for an additional year, thirty days before the expiration of any given year and  
 said notice shall be addressed to Charles Cator at 20 Sullivan Street, Greenville, South Caro-  
 lina, or to such other place as the lessor might advise the lessee of in writing, the annual rent  
 to remain the same.

The lessee further agrees to pay the monthly rental on the 1st. of each and every month com-  
 mencing August 1, 1941, but the lessee agrees to pay all back rent to August 1, 1941. In the  
 event the lessee fails to pay any month's rent within thirty days after same becomes due and paya-  
 ble, this lease shall become null and void at the option of the lessor.

The lessor agrees to paint the entire outside of the building on or before August 15, 1941,  
 to paint the front of said building during the month of August, 1943, to paint the entire outside  
 of the building during the month of August, 1945, to paint the front of the building during the  
 month of August, 1947, and to paint the entire outside of the building during the month of August,  
 1949, provided the said lessee exercises his option to renew said lease for that length of time.  
 If the lessor fails to paint the front or the entire outside of the building during the months  
 specified herein, the lessee shall have the right to have same painted in accordance with the  
 terms of this agreement, for a reasonable price, and deduct the same from the rent.

The lessor further agrees to maintain the outside of the building in a reasonably fair con-  
 dition.

The lessee agrees to fix all plumbing and maintain the inside of said building and at the  
 expiration of the lease, or when the lease is terminated, for any reason, to leave the building  
 in as good condition as when delivered to him.

The lessor and the lessee agrees that the heater and the bathtub are fixtures and belong  
 to the lessor, but the lessor agrees not to remove the same during the life of this lease or any  
 additional year the option is exercised as provided herein.

It is further agreed by and between the lessor and the lessee that if the building shall  
 be destroyed by fire or damaged beyond reasonable repair, this lease shall terminate.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this the day and  
 year first above written.

In the presence of:

Omega Langston  
 J. LaRue Hinson  
 Edward Howard

Her  
 Sadie x Cator  
 Mark  
 His (L. S. )  
 Charles x Cator  
 Mark  
 LESSOR  
 Frederick Risk (L. S. )  
 LESSEE

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

PERSONALLY appeared before me, Omega Langston, who, being duly sworn, says that she saw  
 Charles Cator, lessor, and Frederick G. Risk, lessee, sign, seal and as their act and deed deliver  
 the within written Lease and that she with J. LaRue Hinson witnessed the execution thereof.

SWORN To before me this  
 9th. day of July, 1941.

Omega Langston

J. LaRue Hinson (L. S. )  
 Notary Public for South Carolina.

Received of Frederick Risk check dated July 1, 1941 for fifty (\$50.00) Dollars which represents  
 \$35.00 rent to Aug. 1, 1941 and \$15.00 on the chattle mortgage for the month of June, 1941. It  
 is understood that this pays all back rent mentioned under this lease to Aug, 1, 1941.

July 10, 1941

J. LaRue Hinson  
 Atty. for Charles Cator.

Recorded July 10th. 1941 at 3:20 P. M. # 10337

By- J. H.-

S. C. Stamps \$ .20

#1  
 C.C.  
 J.R.

#2  
 C.C.  
 J.R.

#3

#4