

FILED
GREENVILLE CO. S. C.
NOV 4 1947
R. M. FARRIS

State of South Carolina;
County of Greenville;

LEASE:

This indenture entered into this 3rd day of November, 1947 between J.T. Solomons, Jr. Agent for Mrs. C.R.S. Mallard, party of the first part and Irving K. Wise and Made E. Wise, parties of the second part.

Witnesseth:

The party of the first part has hereby let and rented unto the parties of the second part and the parties of the second part has hired and taken from the party of the first part; the storeroom and second story of the building located at No. 12; West North St. Greenville, S.C. for a term of Two Years, commencing November 1st. 1947 and terminating October 31st. 1949, for which they are to pay a monthly rental of One Hundred Dollars, payable monthly in advance.

It is further understood and agreed by the parties to this lease, that the parties of the second part are to pay all light, gas and water bills and to keep in repair all water, light and gas pipes and fixtures on said premises that may get out of repair while occupied by them.

It is further understood and agreed, that the premises or any part, shall not be sublet, or this lease assigned, without the written consent of the party of the first part.

It is further understood and agreed; that if the premises shall be destroyed, or so injured as to render them untenantable, both parties hereto are released from the terms of this lease from the time said destruction or injury occurs.

It is further agreed; that if any rent shall be due and unpaid, or parties of the second part make default in, or violate any of the covenants, agreements, terms or conditions of this lease, that the party of the first part may terminate this lease without suit or process, re-enter and take possession of said premises, remove all persons therefrom and the parties of the second part hereby waives any and all notice from the party of the first part of any such intention, fact of termination, or if no such event occur, will, at the end of this lease, quit and surrender said premises in as good condition as reasonable use will permit, except as above provided.

Upon the parties of the second part paying the rent as above provided, the party of the first part hereby covenants that they may have peaceable and quiet possession of said premises.

It is further understood and agreed, that at the termination of this lease on October 31st. 1949, the parties of the second part are to have option of continuing this lease for an additional two years at a monthly rental of One Hundred and Fifty Dollars per month, payable upon same conditions as outlined above; however, parties of second part shall give party of the first part, written notice of intention of their desire for the two additional years, 30 days prior to Oct. 31, 1949

In witness whereof, the parties hereto does bind themselves, their executors, administrators, heirs and assigns and set their hands and seals hereto on date above mentioned.

Mrs. C.R.S. Mallard;

By J.T. Solomons Jr. Agent.
Party of 1st. part.

Irving K. Wise

Made E. Wise
Parties of 2nd. part.

Witnesses;

Margaret L. Brooks

Robert F. Curry

For Extension of Lease See Deed Book 405 Page 37.