

THE STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE : LEASE

We, John L. Drake, hereinafter called the lessor, and M. G. Batson, hereinafter called the lessee, in consideration of the benefits accruing, and to accrue, to each of us respectively herefrom, enter into the following lease agreement, to wit:

1) Lessor leases unto lessee the following described lot of land and the store building and dwelling house situate thereon, to wit:

All that certain piece, parcel or lot of land situate in the City of Greenville, County of Greenville, State of South Carolina, on the north side of East Stone Avenue, more particularly described as follows:

BEGINNING at an iron pin on the north side of East Stone Avenue, and running thence N. 17 E. 206.5 feet to an iron pin; thence N. 73 W. 82 feet to an iron pin; thence S. 17 W. 206.5 feet to an iron pin on East Stone Avenue; thence with East Stone Avenue 82 feet to the beginning corner. More or less.

2) The lease shall commence to run on January 1, 1948, and shall continue, unless terminated as herein provided, for a period of five (5) years.

3) The lessee shall pay to the lessor rent on said property of One Hundred (\$100.00) Dollars per month, due and payable on the first day of each month during the term of the lease, and, in addition thereto, lessee shall, immediately upon commencement of the term of his lease, at his own expense, make all needed and necessary repairs to said buildings to put them in first class condition, erect a brick front to said store building, and keep said buildings in a good state of repair during the term of said lease, and surrender them and the other portions of said premises to lessor at the end of the lease in good and sound condition, ordinary wear and tear excepted.

4) All repairs and improvements to said property shall become the property of the lessor, but no material alterations shall be made to said property without the written consent of the lessor.

5) No liquor, beer or other strong drink shall be stored or sold on said premises, nor shall the same be used for any immoral purpose.

6) In event lessee breaches any of the terms or conditions hereof, lessor may, at his option, terminate this lease by giving lessee written notice of his election so to do, provided, that the monthly rental, payable in advance, shall be in time if paid by the tenth (10) day of the month to which it applies.

March 8, 1950

In consideration of the cancellation of the rent due by me to the lessor herein, I hereby cancel the within lease.

Witness: C. Victor Pyle
W. Smith Batson, Jr.

M. G. Batson, Lessee

I consent: