

State of South Carolina,

County of GREENVILLE

GREENVILLE, S.C. SEP 8 3 25 PM 1948

OLLIE FARHSWORTH P.M.C.

I, George P. Manos

in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presents do grant, bargain, and lease unto, W. C. Mitchell and Mary L. Mitchell, a partnership trading and doing business as Mary's Record Shop

for the following use, viz.: record shop the premises known and designated as 630 South Main Street, Greenville, S. C. for the term of three years commencing August 1, 1948

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 Two Hundred (\$200.00) Dollars per month payable in advance on the first day of each month

The lessee hereby agree 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 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 or 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 consented to by the lessor before being erected.

The lessees may extend or renew this lease for an additional period of two years at the same rent upon giving sixty days' notice in writing prior to the expiration.

The lessees may sublet a portion of the premises to a suitable tenant but may not assign this lease without the written consent of the lessor.

As previously stated, the lessor agrees to repair the roof. The lessee shall be responsible for all other repairs and maintenance.

The filing of a petition in bankruptcy, appointment of a receiver, or any other action involving insolvency shall automatically terminate this lease.

To Have and to Hold the said premises unto the said lessee their executors or 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 shall have given to the other party... The destruction of the premises by fire or making it unfit for occupancy or other casualty, or 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.

The lessee hereby acknowledges having a duplicate of this lease. Witness our hands and seals the 7th day of September 1948

Witness: Quincy Blagmore, John... (Signatures)

(SEAL) Mary's Record Shop (SEAL) By: Mary L. Mitchell (SEAL) Partner (SEAL)

