

SEP 25 12 39 PM 1948

State of South Carolina,

County of Greenville

OLLIE FARNSWORTH
R.M.C.

R. M. Caine lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto G. L. Culpepper, Jr. lessee

for the following use, viz.: ~~Operation of retail Sandwich and Soda Shop, and sale of articles customarily sold in a Drug Store.~~

~~the Store-room in the Shopping Center Building, Cleveland St., Greenville, S. C. in which the soda fountain is located; also the kitchen space adjoining, also basement under this space; also one adjoining room approximately 12 x 16 feet in size.~~

~~For the term of five (5) years, commencing April 1, 1948 and terminating March 31, 1953~~

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 _____ Dollars

Twenty-seven hundred (\$2700.00) Dollars per year payable \$225.00 monthly in advance

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.

~~Lessor agrees for the Lessee to use the furniture and trade fixtures which are owned by the Lessor and are now located in the leased premises. Lessee agrees, at his expense, to keep these fixtures in good condition of repair and to make necessary replacements.~~

~~Lessee agrees to pay one-fourth of the cost of the coal used in heating the entire building.~~

~~Lessor agrees not to lease any of his property on Cleveland to any merchant for the purpose of operating a drug store, sandwich or soda shop, without obtaining the written consent of the Lessee.~~

The Lessor agrees to give the lessee the first refusal on the above premises at the expiration of the lease.

To Have and to Hold the said premises unto the said lessee his 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 above mentioned give to the other party one (1) months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one (1) 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 nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 14th day of April, 194 8

Witness: R. M. Caine (SEAL)
G. L. Culpepper, Jr. (SEAL)
James H. Paine (SEAL)
John H. ... (SEAL)
_____ (SEAL)

Handwritten initials