

State of South Carolina

County of GREENVILLE

FILED GREENVILLE CO. S. C. OCT 28 9 55 AM 1960

Minnie S. Heath

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Mary Sansone, d/b/a C & S Finance Company

lessee

for the following use, viz.: to operate a small loan business and any other business which the Lessee may care to operate

for the term of One (1) year commencing as of November 1, 1960

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

One Hundred, Fifty (\$150.00) Dollars

Dollars

per month payable in advance

The lessee hereby agrees 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. Permission is hereby given that the Lessee is to erect, at her own expense, an outside neon sign.

It is expressly agreed and understood that the Lessee shall have the right and privilege and authority to sub-lease the building or any part thereof to any person, firm or Corporation of her choice. It is further agreed and understood that the Lessee is hereby granted an option to renew said lease for a Two (2) year period at the same rental by giving one (1) months notice before the expiration of the present lease of the exercising of said option to the Lessor.

It is further agreed and understood that the Lessor shall keep the outside of the building in a good state of repair, shall provide necessary light fixtures and shall furnish the heating plant, which plant and fixtures he shall maintain during the period of this lease.

It is further agreed and understood that the Lessor is responsible for keeping the roof repaired and for glass breakage which is not brought about by the negligence of the Lessee.

To Have and to Hold the said premises unto the said lessee, Mary Sansone, 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 27 day of Oct, 1960

Witness:

Julius B. Aiken
Fitzpatrick
John J. ...

Minnie S. Heath (SEAL)
Mary Sansone (SEAL)
(SEAL)
(SEAL)
(SEAL)



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