

JUN 25 1954

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RECORDED
GREENVILLE S.C.

BOOK 751 PAGE 477

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State of South Carolina }
County of Greenville }

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CLERK GREENVILLE

Mrs Minnie S. Heath, lessor in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents do grant, bargain, and lease unto AETNA FINANCE COMPANY, INC., Building at 1314 Woodside Ave. City View 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

_____ and the said lessee in consideration of the use of said premises for the said term, promises to pay to the said lessor the sum of Seventy Five Dollars (\$75.00) per Month payable in advance on the 20th of each and every month.

Permission is hereby granted that the Lessee may at his own expense, erect an outside neon sign.

It is further agreed and understood that the Lessee is hereby granted an option to renew said lease for a One (1) 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 lessee AETNA FINANCE CO., INC. 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 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



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