

State of South Carolina

VOL 1018 PAGE 33

County of Greenville

P.C. F

In consideration of the rental herein mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Jim Briggs and Curt Snipes

One store building - 99-A and 99-B, Guest Street, Greenville, S.C. for the following use, viz: To sell merchandise.

for the term of one year and additional years if agreed by all parties.

Beginning May 8, 1975. LESSEE'S HAS ONE ADDITIONAL YEAR WITH OPTION

WITH SAME TERMS.

In consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Five-hundred dollars (\$500.00) per month payable May 8, 1975 and the 8th of each month thereafter.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires 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 lessee 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 approved to by the lessor before being erected. Lessor agrees to lease said premises and building, 99-A and 99-B, Guest Street, Greenville, S.C. to lessees Jim Briggs and Curt Snipes for the term of one year for the sum of Five hundred dollars per month. Lessee's to maintain all repairs and all damages to building and premises. To repair all equipment and property as required. Upon said termination of lease, lessee's agree to leave building in good condition, except that caused by natural decay. Lessee's understand that part of building is on land belonging to Southern Railway, should railroad ask for their property, then lease is canceled by all parties.

To Have a... to Hold the said premises unto the said lessee to prepare another lease with lessor operators 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 month 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 months notice of rent, shall terminate this lease. If the lessor so desires. The lessee agree to make good all breakings 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 8th day of May 1975

Witness:

Sarah K. Clardy
Dennis L. Kelly
[Signature]

Curt Snipes (SEAL)
Jim Briggs (SEAL)
P.C. Claborn (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

