

Lease between Charles McAlister

A-N-D-

The United States of America.

1. This Lease, made and entered into this 9th, day of July, in the year one thousand nine hundred and twenty-three by and between Charles McAlister whose address is Greenville, S.C. for his heirs, executors, administrators, successors and assigns, hereinafter called the Lessor, and the United States of America, hereinafter called the Government:

Witnesseth: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described premises, viz: Three rooms, containing approximately seven hundred twenty (720) square feet of floor space on the second floor of the building known as the Palmetto Building, situated on the East side of Main Street, between Court Street and McBea Avenue, Greenville, South Carolina, as indicated on the plan of said floor which is attached hereto and made a part of this lease. to be used exclusively for the following purposes: Internal Revenue Office.

3. To have and to hold the said premises with their appurtenances for the term beginning July 1, 1923, and ending with June 30, 1924.

4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by any one other than the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.

5. This lease may, at the option of the Government, be renewed at a monthly rental of - and otherwise upon the terms and conditions herein specified, provided notice be given in writing to the lessor at least - months before this lease would expire; provided that no renewal thereof shall extend the period of occupancy of the premises beyond the - day of -

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following: satisfactory heating and lighting fixtures, including bulbs and sockets, heat, light, water, janitor service, elevator service, necessary toilets, window shades and awnings.

7. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees.

For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.

8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions, or structures so placed in or upon or attached to the said premises shall be and remain the property of the Government and may be removed therefrom by the Government prior to the termination of this lease, and the Government, if required by the lessor, shall, before the expiration of this lease or renewal thereof, restore -

(Over)