

Lease Agreement  
State of South Carolina  
County of Greenville

Agreement dated this 21st day of May, 1929 by and between J. W. Smith, Owner and Lessor (and J. W. Massey, Lessee. J. W. Smith agrees to lease to J. W. Massey the Premises hereinafter described according to the terms as stated.

I. J. W. Smith, the Owner and Lessor, agrees to lease unto the Lessee, J. W. Massey, a lot of land with the improvements thereon in the County and State aforesaid in the city of Greenville, on Anderson Street near the corporate limits, said lot of land fronting Sixty-two (62) feet on said Anderson Street, and running back in parallel lines a distance of about One Hundred twenty-five (125) feet on which is located a garage and filling station. The Lessee also is given the right to use the lot adjoining the said lot of land.

II. Term: To have and to hold for the term of Five (5) years from the 21st day of Apr. 1931 at a rental of \$100 for the first year at Thirty Five (\$35) per month and the remaining four (4) years at Thirty (\$30.00) Dollars per month. It is further agreed that if any month's rent shall be due and unpaid for (10) days then the Lessee at the Option of the Lessor forfeits his Lease to the said Premises.

III. The Lessee agrees to make no permanent repairs or Alterations in said Premises without the written consent of the Lessor. The Lessee also agrees to make good all breakage or damage caused by Lessee's active negligence, natural decay and wear excepted.

IV. The Lessor Guarantees his title to said premises and agrees to keep all taxes and other levies by the State and County and city paid. He also agrees to keep said premises in a proper State of repair and that should said Premises become damaged other than by the Lessee's own active negligence, in such a way that business cannot be carried on there if then the Lessee shall not be liable for rent during said damaged period. If said premises are not put back in the proper State of repair within One month from the time of damage, then the Lessee at his Option shall have the right to avoid this lease.

V. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns.

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