

Lease.

D. C. 32 p. 81.16

State of South Carolina
County of Greenville

These articles of agreement made and entered into at Greenville, S. C. this 28th day of February 1935, by and between Anna Gossett Lessor after known as Lessor, and S. M. Boynton Lessee after known as Lessee, witness:

That at the expiration of the lease held the Lessor, which expiration is July 31, 1935 the Lessor makes this lease beginning August 1, 1935, to the Lessee, to wit:

That the Lessor lease unto the Lessee the store room located on the corner of Pendleton and Wells Streets now occupied by the Lessee, S. M. Boynton, and in the City of Greenville, said County, and State, the rent beginning August 1, 1935 and running through July 31, 1937 is fixed at forty five Dollars (\$45.00) a month, payable at the end of each month to be paid by the Lessee at said store room, when called for. Thereafter for the next three years running from August 1, 1937 through July 31, 1940, the Lessee shall pay in like manner fifty Dollars a month. This lease shall therefore run for a period of five years from August 1, 1935 through July 31, 1940. The Lessee is to take good care of the Building, but is not to be responsible except in case of negligence on his part. If there is any accidental breakage of glass not due to the Lessee's fault, the Lessee will repair the same. If a fire occurs, the Lessor will repair the Building, but practically complete destruction by fire will void the lease. In the event the Building is repaired where a fire occurs, the rent is not to be charged for the period during which the store is repaired.

It is further agreed between the Lessor and Lessee that at the end of this lease the Lessee shall continue to rent the premises, at his option upon the same terms to wit fifty (\$50.00) Dollars a month unless and until the Lessor shall give him twelve months notice to vacate. He will then have twelve months from the time he has received in which to move out and vacate said store. This lease is made for the benefit of the Lessor and Lessee, their respective executors, administrators heirs and assigns.

Witness our hand and seal this February 28, 1935

Witnesses

H. H. Townes
Mary Seyle

Anna Gossett
S. M. Boynton

State of South Carolina
County of Greenville

Personally appeared before me Mary Seyle and made oath that she saw the within named Anna Gossett as Lessor and S. M. Boynton, Boynton as Lessee, sign, seal and as their act and deed deliver the foregoing written instrument for the uses and purposes therein stated and that she with H. H. Townes witnessed the execution thereof.

Sworn to before me this 28th of February, 1935.

Mary Seyle

H. H. Townes, S. S.
Notary Public for S. C.

Recorded March 2, 1935 at 4:10 P. M.