

Greater Greenville Sewer District Commission, lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does grant, bargain, and lease unto W. H. Jones lessee, the dwelling-house belonging to the lessor that the lessee has occupied as a tenant farmer since 1940, for the term of one year from January 1, 1948 and nothing beyond, and the said lessee in consideration of the use of the said premises for the said term, promises to pay to the lessor the sum of Twenty (\$20.00) Dollars per month payable in advance on the first day of each month.

The lessee requires the use of these premises as a place of residence for himself and his family and no other; and agrees to take the dwelling-house just as it stands.

The lessor agrees to repair the roof if it should leak and this fact be reported to him. Such repairs to be made as soon as it is practicable so to do. But the lessor does not agree to pay for any damage caused by leaks if any should occur.

The use of the premises for any business other than that called for shall cancel this lease if the lessor so desires and gives written notice to the lessee of such desire.

The lessee is granted the privilege of vacating the premises at any time during the term of this lease upon giving the lessor thirty days advance written notice of his desire so to do, and there shall be no obligation on the part of the lessee to pay rent for a period beyond the term of occupancy of the premises.

The destruction of the premises by fire or making it unfit for occupancy, or other casualty, or two months arrears of rent, shall terminate this lease, if the lessor so desires. The lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor, nor sub-rent without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 23<sup>rd</sup> day of December, 1947

Witness:

Louise Curcell  
[Signature]

GREATER GREENVILLE SEWER DISTRICT COMMISSION  
Lessor

By: [Signature] (Seal)  
Chairman

[Signature] (SEAL)  
Lessee