(SEAL) (SEAL)

(SEAL)

(City Property) W. A. Seybt & Co., Office Sumplies, Greenville, S. State of South Carolina, GREENVILLE CO. S. C County of Greenville MAY 28 12 54 PN 1248 Rouss McKnight Thomas in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do W. S. Holman grant, bargain, and lease unto_ _ for the following use, viz.: Cafe and soda fountain one story brick building hereinafter described for the term of Three Years - Beginning April 1, 1947 and ending March 31, 1950 ____and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of_____ Thirty-Eight payable monthly in advance month The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require 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 lessor 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 consented to by the lessor before being erected. The one story brick mercantile building situate in the County and State aforesaid and in the town of Fountain Inn on the east side of Main Street, formerly occupied by J. W. Pollard, said building being 33-1/3 feet wide on Main Street and running back a depth of 60 feet with the right of ingress and egress to the building in the rear from an alley across lot of the Lessor - Bounded by lot of the Lessor on the east, lot and building of Garth Willis on the South, Main Street on the West, and Kellett lot on the North. his To Have and to Hold the said premises unto the said lessee_ executors 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 men-(On8) months written notice previous to the time of the desired tioned give to the other party_ termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or_ months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree 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 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...



JM Ball

