

FILED

State of South Carolina,

FEB 9 5 09 PM 1949

County of Greenville

OLLIE FARNSWORTH
R.M.C.

P. F. Cureton

Lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do

grant, bargain, and lease unto The Greenville Alumni of Theta Chi Fraternity, Inc.,

a corporation

lessee

for the following use, viz.: Fraternity house

the

premises designated as Lot No. 2 Furman University Plat Book E page 236 R.M.C. Office

for the term of See below

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 Forty-

Five (\$45.00)

Dollars

per month

payable 1st day of each month in advance

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.~~ except after reasonable notice given to lessor.

~~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 term of this lease is for a period commencing February 9, 1949 or as soon as

possession may be had by the lessee, and expiring June 1, 1950 or on Commencement

Day of Furman University, 1950, if such date is later than June 1. The Lessee has

the option of renewing or extending, for an additional term of one year on the same

terms and rent. The Lessor shall not have the privilege of defeating this right under

terms of the last paragraph hereof. The lessee shall give the Lessor 90 days notice

of intention to renew.

It is specifically stipulated by and between the parties that the lessee has assigned its option to purchase the premises herein leased to the lessor upon the condition that this lease be executed and the lessee given possession of the premises.

The lessor further covenants that he will paint the house on said (See reverse hereof)

To Have and to Hold the said premises unto the said lessee its successors and assigns ~~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 mentioned give to the other party 3 months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 2 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 9th day of February, 1949

Witness:

[Handwritten signature]

[Handwritten signature]

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

