

4M-648 No. 350-LEASE (City Property) W.A. Sealy & Co. Office Supplies, Greenville, S. C.
GREENVILLE CO. S.C.

State of South Carolina,

County of Greenville

OCT 29 10 37 AM 1949



OLLIE FARNSWORTH
R.M.C.

Maude Crawford

lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Terrell P. Ayers and Charles F. Ayers

lessee S
for the following use, viz. for parking lot for customers and for such other purposes
as lessees deem advisable in connection with their business

the
rear portion of Lot #15 of White City View, according to plat recorded in
the R.M.C. Office, Greenville, S.C., in Plat Book E, p. 116. The rear
portion to include from six feet of the rear of cafe as presently
located to a ten-foot alley at back. *with right of egress and
ingress to rear portion from South St.*
for the term of one year

and the said lessee S
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of
One Hundred Twenty and No/100 (\$120.00) Dollars
per year payable six months in advance semi-annually

~~The lessee hereby agrees 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 lessor grants to the lessees the privilege of continuing this lease
from year to year for a period of five years at the same rental, pro-
vided the lessees give to the lessor thirty days' written notice prior
to the expiration of each year of their intention to renew the said
lease for an additional year.

To Have and to Hold the said premises unto the said lessees Terrell P. Ayers & Charles F. Ayers
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-
tioned give to the other party one (1) 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 one (1)
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 18th day of October 1949

Witness:
Paul Callahan
Ray C. Ayers

Maude Crawford (SEAL)
T. P. Ayers (SEAL)
Charles F. Ayers (SEAL)
[Signature] (SEAL)
(SEAL)