

NOV 3 3 29 PM 1949

ELLIE FARNSWORTH R.M.C.

State of South Carolina, Greenville
County of.....

Eunice B. Wilson and Azalee B. Dantzler

lessor^s
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto.....

Alfred G. Saad, Sr.

lessee
for the following use, viz.: ~~to operate a rug cleaning establishment and to deal in rugs and merchandise generally~~

the lot and building on the North side of South Main Street, Greenville, South Carolina

for the term of ~~two years (2)~~ from January 1, 1950

rent commencing on the First day of January 1950 and ending on the ~~Thirty-First day of December 1952~~ 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 ~~One Hundred Fifty and No/100 (\$150.00)~~ Dollars

per ~~month~~ payable ~~in advance~~

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 lessors hereby grant the lessee authority to make any improvements, at his own expense, which will not injure the building.

~~It is understood that the building is not to be subleased to anyone for the purpose of selling beer or whiskey or for any other purpose which would constitute a greater fire hazard than the present occupancy.~~

~~The lessee is not to rent or sublease the premises to any person or persons objectionable to the lessors.~~

~~The lessee have an option to renew this lease for one, two or three years at Two Hundred (\$200.00) Dollars per month on giving sixty days notice to lessors, before the expiration of the present lease.~~

To Have and to Hold the said premises unto the said lessee ~~his~~ 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 ~~two~~ 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~~ 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 subrent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the.....day of....., 194.....

Witness:

Evelyn B. Neighbors
Ray Simpson

Eunice B. Wilson (SEAL)
Azalee B. Dantzler (SEAL)
Alfred G. Saad Sr (SEAL)



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