

4M-6-48 No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina,

County of.....GREENVILLE.....

Earle M. Glazener D/B/A/ The Tire Store #3 lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto J.A. Edwards and Carrold White D/B/A White and Edwards

lessee
for the following use, viz.: Sell and repair watches and jewelry, etc.

All but the back 22 feet of (to back partition) storeroom on east side of Buncombe St. listed as number 620
with privilege of using sink and toilet in rear of building
for the term of one year, commencing February 1, 1950, with the option of continuing
for two more years at the same rent until February 1, 1953, option to be taken
on each year separately. Also option of two more years after Feb. 1 1953 at a rent to be decided upon by the lessor and lessees 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 (40.00) Dollars
per month payable in advance on the 1st day of each month

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.

Lessor agrees to clean front of building after work on street is finished
and to make it more presentable as a place of business.



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GREENVILLE S.C.

To Have and to Hold the said premises unto the said lessee J.A. Edwards and Carrold White
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from
year to year ~~until the expiration of the term above mentioned~~ expiration of the term above men-
tioned ~~at a price to be agreed upon at the~~
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 two
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 January, 1950

Witness: A.S. Walker (SEAL)
L.L. Smart (SEAL)
Carrold White (SEAL)
J.A. Edwards (SEAL)
Earle M. Glazener (SEAL)

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