

State of South Carolina

County of Greenville

FILED  
GREENVILLE CO. S. C.  
AUG 1 8 36 AM 1956

Robert L. Howard and Eugenia J. Howard, <sup>OLLIE FARNSWORTH</sup> lessors  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto <sup>Billy J.</sup> Major ~~Wickham~~ Gault lessee

for the following use, viz.: house and lot at No. 406 McDaniel Avenue, Greenville,  
S. C.,

for the term of three (3) years, beginning August 6, 1956,

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  
Four Thousand Five Hundred and No/100 (\$4,500.00)-----Dollars

per ~~month~~ payable One Hundred Twenty-Five and No/100 (\$125.00)  
Dollars a month in advance, first payment on or before August 6, 1956.

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 lessee shall be responsible for all utility charges and obligations.

Lessors to have option of retaining any improvements or additions made under this lease, if any, by the lessee.

If lessee is transferred from the Donaldson Air Force Base, he has option of terminating lease upon thirty (30) days notice and payment of rent for the thirty day period.



To Have and to Hold the said premises unto the said lessee his heirs,  
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 ~~\_\_\_\_\_~~ 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 23rd day of July, 19 56

Witness:

*Denvers E. Williams*  
*Carolyn Anders*

*Robert L. Howard* (SEAL)  
*Eugenia J. Howard* (SEAL)  
*Billy J. Gault* (SEAL)  
(SEAL)

(Continued on Next Page)