

6M-9-50-No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

County of GREENVILLE

FILED GREENVILLE CO. S. C.

DEC 4 10 05 AM 1957

Huguenin & Douglas (T. F. Huguenin and John T. Douglas, Partners) lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Deas Brokerage Company

lessee

for the following use, viz.: Business purposes of any sort, the one story brick building Nos. 13-15 North Irvine Street, Greenville, S. C. (Size Approx. 33x60) with an adjoining lot approx. 17x60 north of the property mentioned above.

for the term of Five Years, beginning April 1, 1958

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

TWO HUNDRED AND NO/100 Dollars

per Month payable in advance on the 1st day of each month beginning April 1, 1958

and equipment 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 give their permission for the lessees to improve, partition and repair the building as they see fit and to sub-lease in whole or in part, provided however, the lessee shall be responsible for rent in any event. All improvements become the property of the lessor at the termination of the lease and may not be removed at the end of the lease period. This lease is subject to a lease dated November 15, 1957 between T. F. Huguenin and John T. Douglas, Lessees and Mrs. Kittie M. Albertson and C. E. Ballenger, Power of Attorney, Lessors.

To Have and to Hold the said premises unto the said lessee their 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

One 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 sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 3 day of December 19 57.

Witness:

William B. Jean (SEAL)
HUGUENIN & DOUGLAS (SEAL)
BY: T. F. Huguenin (SEAL)

DEAS BROKERAGE COMPANY
BY: William B. Jean (SEAL)
HUGUENIN & DOUGLAS (SEAL)
BY: T. F. Huguenin (SEAL)