

4 M - 8-55 - No. 250 - LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.  
GREENVILLE CO. S. C.

State of South Carolina

JUN 7 11 52 AM 1958

County of GREENVILLE

OLLIE FANNSWORTH  
R.M.C.

TO WHOM THESE PRESENTS MAY CONCERN, I, Mrs. Sunie H. Smith, lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto Mr. D. B. Cox of 200 Crane Avenue, City View,  
Greenville County, Greenville, South Carolina, lessee

for the following use, viz.: the property formerly known as The Eskew Place, and  
adjoining lot for the purpose of retail trade and for erection of the  
additional building for further retail trade if circumstances warrant;  
for the term of ten years from date with the privilege of renewing the lease  
herewith after its demise, for another ten year period

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 \$50.00  
\*\*\*\*\* Fifty and No/100 \*\*\*\*\* Dollars  
per Month payable on the first 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.

Lessee agrees to install toilet and bathroom facilities within a  
period of three years.

Lessee will have the privilege of erecting a building such as he  
desires on the adjoining lot which is owned by Mrs. Lucile S. Jones and  
released to lessor, Mrs. Sunie H. Smith, for the purpose of this lease.

Lessee may also renew this lease upon it demise if he so desires;  
and he may lease it for another ten year period.

To Have and to Hold the said premises unto the said lessee, D.B.Cox, his, not  
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 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 three  
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 15th day of May, 1958.

Witness:

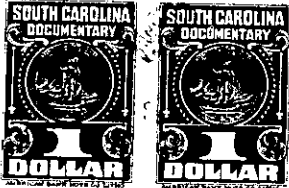
Wayne S. Young  
O. E. M. Wharton

Mrs. Sunie H. Smith (SEAL)  
D. B. Cox (SEAL)

(SEAL)

(SEAL)

(SEAL)



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PROF. E. M. WHARTON  
97 Gordon Street, Extension  
GREENVILLE 80, S. C.

