

FILED

4 M - 8-55 - No. 350 - LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

DEC 12 4 03 PM 1958

County of Greenville

OLLIE ...

Thomas H. Cromer

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Fortson Welding Supply Co. and/or Tri-State Oxygen Co.

lessee

for the following use, viz.: for the sale of welding supplies and materials

the store building 35 x 50 ft. with loading platform in rear 33 x 35 ft. located at 1001 Stone Ave. Extension, plus Lot #13 adjacent to driveway

for the term of five (5) years

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 first day of each month beginning August 1, 1957

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.

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.

Building to be kept in same condition as when leased, and all repairs from causes by lessee be paid for by them. Area behind buildings on property, Lots 11-12-13 and 14, E. Stone Ave. shall be used by Fortson Welding Supply Co. with the exception of privileges to unload merchandise in rear of other buildings. Trucks to be parked for unloading for a reasonable time only.

To Have and to Hold the said premises unto the said lessee, Fortson Welding Supply Company 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 ... months arrear of rent, shall terminate this lease, if the lessor so desires.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 9th day of August, 1957

Witness:

A. S. Wilbanks
M. J. Robinson

Fortson Welding Supply Co. (SEAL)
By Sa Fortson (SEAL)
As its President Lessee (SEAL)

J. H. Cromer (SEAL)
individually and as Lessor (SEAL)
TRI-STATE OXYGEN COMPANY

By Sa Fortson (SEAL)
As its President Lessee

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See Assignment of Lease See Deed Book 743 Page 253