

2M-1-59 -No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

GREENVILLE CO. S. C.

State of South Carolina

JUN 9 9 55 AM 1959

County of Greenville

OLLIE FAYNEWORTH R.M.C.

Leroy H. Thompson and Dorothy Y. Thompson

lessors

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

John T. Davis and Faye Y. Davis

lessee

For the following use, viz.: Residence, at # 8 Ridgewood Dr. Greenville, So. Carolina

the

for the term of 10 1/2 months, beginning June 15, 1959, ending May 1, 1960 at the rate of \$80. per month

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 \$840.00 Eight Hundred and forty..... Dollars

per..... payable \$560.00 in advance, for which receipt is

hereby acknowledged. The balance of \$ 280. to be paid on or before 1/15/ 60.

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 lessees agree to pay \$85.00 per month beginning May 1, 1960 and on the first day of each month thereafter.

The lessors will accept, after May 1, 1960, a thirty day written notice previous to the date the lessees should desire termination. First option to purchase the above described property for the amount of \$15,500. when offered for sale by the lessors, is hereby granted the lessees. This option must be exercised within thirty days after offer is made. The lessees agree to accept a thirty day written notice to terminate the rental agreement if option to purchase is not exercised, or at such time as the lessors should wish possession of the above described property, after May 1, 1960.

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

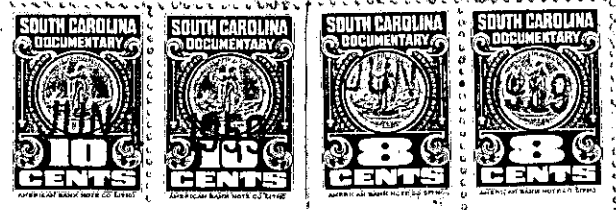
The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 30th day of May, 19 59

Witness:

E. P. Riley Beverly B. Newton

Leroy H. Thompson (SEAL) Dorothy Y. Thompson (SEAL) John T. Davis Jr. (SEAL) Faye Y. Davis (SEAL)



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