

FILED
GREENVILLE CO-S.C.
APR 6 10 40 AM 1960
CLLIE F. WORTH

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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LEASE CONTRACT, (In Duplicate)

This contract made and entered into at Greenville, South Carolina, by and between Mrs. Florence Landreth, hereinafter referred to as Lessor, and Mrs. Thelma Gary, hereinafter referred to as Lessee, witnesseth:

That for and in consideration of the rental hereinafter set forth, I, Mrs. Florence Landreth, Lessor, have granted, bargained and released, and by these presents do grant, bargain and lease unto Mrs. Thelma Gary, Lessee, for the term of Five (5) years, beginning on and with the 1st day of June, 1960, and ending on and with the 31st day of May, 1965, except as hereinafter may be modified, the following described property, to-wit:

All that certain House and premises, known as "Mayfair Guest House", Number 435 Buncombe Street in City, Township and County of Greenville, State of South Carolina, together with the furniture, furnishings and equipment now in the said "Mayfair Guest House" building.

In consideration of the use of said "Mayfair Guest House" and premises, together with the furniture, furnishings and equipment now therein, for the said term, the Lessee promises to pay to the Lessor the sum of Nineteen Thousand Five Hundred and no/100 (\$19,500.00) Dollars per term, payable Three Hundred Twenty Five and no/100 (\$325.00) Dollars per month, monthly, in advance, beginning on and with the 1st day of June, 1960, and a like sum on the 1st day of each and every succeeding Calendar month thereafter, during the said term, until paid in full.

Said building, premises and property, is to be used by Lessee only for the purpose, and no other, of operating a place for the lodging and accomodation of and for transient tourists and the general public for consideration.

Possession of property is to be given Lessee on June 1, 1960.

It is understood and agreed that in the event One (1) month's rent is in arrears and unpaid for a period of Ten (10) days after due, as aforesaid, or if lease be otherwise violated by Lessee, then, in either event this lease shall cease and terminate at the option of the Lessor. Should said business be discontinued and/or property and premises vacated or abandoned prior to the expiration date hereof, then in either event, the rental for the whole of the unexpired time becomes immediately due and payable.

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