

State of South Carolina

FEB 15 3 55 PM 1962

County of Greenville

OLLIE FARNSWORTH
R. M. C.

Ira K. Kennan

lessor

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

Charlton P. Armstrong

lessee

for the following use, viz.: residential purposes only that 6 1/2 room, 2 bath brick home located on 125 Batesview Drive, Greenville, South Carolina.

for the term of Ten months commencing March 1, 1962 and extending through December 31, 1962.

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 \$150.00

One Hundred Fifty and no/100 Dollars

per month payable in advance on the 1st. 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 hereon. The lessee shall repair the premises and shall be liable for any damage to the premises during the term of this lease. The lessee shall not assign or sublet the premises for any business other than that herein stated without the written consent of the lessor.

If the business is discontinued on the premises created for the operation of the lease then the whole of the unexpired term hereof is immediately due and payable.

Outside signs to be erected that may come in contact with the premises or any other outside part of the building must be consented to by the lessor before being erected.

Provided that lessee shall pay for all utilities used by the lessee during the term of this lease; provided further that lessee agrees not to drive nails tacks or like objects into the interior walls of said property. Lessor is not to be responsible for repairs to swimming pool and swimming pool equipment. Lessee agrees not to make any alterations to said property without consent of the owner. Lessee agrees to pay rent to lessor, Ira K. Kennan 405 Mills Avenue, Greenville, South Carolina/

To Have and to Hold the said premises unto the said lessee - Charlton P. Armstrong 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 (1) 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 (1) 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 8th. day of February, 19 62

Witness:

Miscilla B. Pickelimer
Doris F. Childers Jr

Ira K. Kennan (SEAL)
Charlton P. Armstrong (SEAL)
(SEAL)
(SEAL)