

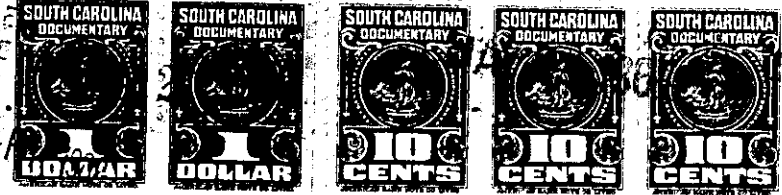
4 M - 4-60 -No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

County of Greenville.

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Mrs R.D. Smith lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Ira Cowart and Charles Edward Cowart.
lessee

for the following use, viz.: Buisness Retail Grocery, Produce etc,

the
Lot of Land, Lying and being in said County and State about half mile west
of Greenville, City Limits on Easley Hi-Way 123-A shown by recent plat running
along said Hi-Way. 148-6 ft. and along Carver St. 55, 3 ft. rear of Lot 125, 3 ft
along line Duke Power Co, 142-ft term of (8) years with option to release.

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of
Seventy five and No/100 (\$75.00) Dollars
per Month payable In advance on the first 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.

All buildings that have been, or may be hereafter erected, on said Lot
by the Lessee will remain of the said Lot of Land, and become the
Property of the Lessor.



To Have and to Hold the said premises unto the said lessee Ira Cowart & Chas E. Cowart,
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 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 ONE
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 20th day of March, 19 62

Witness:
Ray Mcnealy
P.B. McFarley

Mrs R.D. Smith (SEAL)
Ira Cowart (SEAL)
Charles E. Cowart (SEAL)
(SEAL)
(SEAL)

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