

12-62 4M -No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

County of GREENVILLE

WORKING BENEVOLENT STATE LODGE, lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto E. B. TRAMMELL and R. H. TRAMMELL

lessee for the following use, viz.: a cafe and amusement parlor, if not in violation of any City Ordinance or State Law in the basement of the Temple Building at 125 1/2 Fall Street, Greenville, S. C.

for the term of FIVE (5) YEARS, commencing September 1, 1964 and LESSEES shall have the Option to renew this Lease for FIVE (5) Additional years upon the same terms and conditions if they so desire at the expiration of this Lease 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 FORTY (\$40.00) and No/100 - - - - - Dollars per MONTH payable in advance on the 7th 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 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.

Lessees agree to comply with all regulations of the City of Greenville as to fire hazards and also Lessee has the right to sub-lease the said premises. The Lessees to be responsible for all gas and electric bills. The Lessor to pay for the water.



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 30 days 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.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 5 day of AUGUST, 19 64

WORKING BENEVOLENT STATE LODGE BY: [Signature] Secretary LESSOR (SEAL)

Witness: [Signatures] Rev. W. R. Martin, James O. Brown

[Signatures] E. B. Trammell, R. H. Trammell LESSEES (SEAL)

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