

4 M 8-67 No. 350 LEASE (City Property) W. A. Seybt & Co., Office Suppliers, Greenville, S. C.

State of South Carolina

County of Greenville

L. R. Waites

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

lessee

for the following use, viz.:

Family residence located at 1 Perrin Street, Greenville, South Carolina the

for the term of Six months beginning January 1, 1969, with option to renew for another six months beginning July 1, 1969.

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

One Hundred Thirty and No. One Hundredths (\$130) Dollars

per month payable first 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.

Security deposit of \$75 (seventy-five and no. one hundredths dollars) with following items property of the lessor: Electric Stove, Electric Clock, Antenna, Carpets and drapes in living room, dining room and den.

All payments paid on time to lessor shall be the responsibility of lessee.

Payments shall be postmarked on date due, or received at 110 Princeton Drive, Greenville, South Carolina, no later than five days after due date. After five days past due date, if lessee has not made arrangements with lessor for payment, lessee shall be evicted immediately without further notice, above deposit forfeited, and action taken to collect the full amount of the lease and any damages done to the property. All legal and eviction costs shall be paid by lessee.

To Have and to Hold the said premises unto the said lessee Larry Hoss and Mary Hoss executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from ~~six months to six months~~ 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 (2) second day of January, 1969.

Witness:

Gene McAlister
Randy J. Crawford

Larry Hoss (SEAL)
Mary Hoss (SEAL)
L.R. Waites (SEAL)

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