

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

State of South Carolina **HELIE FARNSWORTH**
R.M.C.

County of Greenville

Robert W. Wilson lessor

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

lessee

for the following use, viz.: Residential purposes only that 5 room, 1 bath home located 400 Blue Ridge Drive, Sans Souci Community; Greenville, South Carolina the

for the term of One Year commencing July 17, 1970 and extending through July 16, 1971.

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 \$125.00

One Hundred Twenty Five And No/100 Dollars

per Month payable in advance on the 17th day of each month.

plus \$100.00 care and clean-up deposit.

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.

Provided lessee agrees to use reasonable and proper care to prevent deterioration to said property. Lessee agrees to pay for all utilities used by said lessee during the terms of this agreement; lessee further agrees to maintain yards and shrubbery; to not make any repairs or alterations to said property without first the consent of the owner Robert W. Wilson. Lessee agrees also to pay rent to the owner at his address 7 Fenwick Lane, Greenville, SC. Upon expiration of this lease and vacancy thereof lessee agrees to leave said property in a good clean and orderly manner and return all keys to the owner, Robert W. Wilson. It is agreed that no pets will be allowed on said property whatsoever. The lessor agrees to maintain the plumbing, the heating, the water heater and the wiring in satisfactory operating condition. Lessee agrees to use reasonable and proper care to maintain these items of said property. Upon vacating lessor agrees to leave floors cleaned and waxed, windows and blinds cleaned, woodwork washed.

To Have and to Hold the said premises unto the said lessee Norman H. Kennemore 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 (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 17th day of July, 19 70

Witness:

Helena Watson
Lila J. Watson
Helena Watson
Lila J. Watson

Norman H. Kennemore (SEAL) (Lessee)
Martha A. Kennemore (SEAL)
Robert W. Wilson (SEAL) (Lessor)
(SEAL)