

4M-648 No. 350-LEASE (City Property)

GREENVILLE CO. S. C. W. A. Seyb Office Supplies, Greenville, S. C.

FILED SEP 15 3 53 PM '71 OLLIE-FARNSWORTH R. M. C.

State of South Carolina,

County of GREENVILLE

Sam Howard

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

lessee for the following use, viz. to be used as restaurant

the property on Green Avenue in the City of Greenville, S. C. known as Four Points Restaurant

for the term of two years beginning May 1, 1967; with the option on the part of the lessee to renew the lease for an additional period of three years at the same rental.

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

sixty-five dollars (\$65.00)

Dollars

per month payable monthly in advance starting May 1, 1967

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 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.

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.

The lessee shall have the right to subrent said property

with same to be used for restaurant to a tenant suitable to lessor.



To Have and to Hold the said premises unto the said lessee and his 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

three

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 two 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 19th day of April, 1967.

Witness:

Handwritten signatures of witnesses.

Handwritten signatures of John J. Sijon and Sam Howard, each followed by (SEAL).