

Lease

The State of South Carolina  
County of Greenville

This lease made this 25 day of May in the year of our Lord one thousand nine hundred and twenty six by and between M H Lane of the one part, hereinafter called Lessor, and W H Smith of the other part, hereinafter called Lessee, both of said County and State, witneth:

That the Lessor, in consideration of the agreements and covenants hereinafter mentioned to be fulfilled by the Lessee, doth hereby demise and lease to the said Lessee, his heirs, Executors and Administrators, for the period of ten years commencing the 25 day of May 1926 and ending the 24 day of May 1936 the following described premises, to wit: Lot of land with frame store room and improvements situate in said City of Greenville County & State, at intersection of North and Duane Sts., bounded by said Streets & extending back to Center of Creek the said premises to be used as a store and filling station upon the following terms and conditions:

The monthly rent during said term shall be (\$50.00) fifty Dollars, which the Lessee agrees to pay in monthly payments of \$50.00 each on the first (in advance) day of each month in advance.

The Lessee further agrees to pay for water, gas and electric lights and to pay for same promptly when bills are presented, and in event default shall be made in the payment of said bills, said unpaid bills shall be deemed and construed to be arrears in rent and collectible as such.

The Lessee further agrees not to sublet the premises without the written consent of the Lessor, to make no unlawful or offensive use of the premises, to keep same in like good repair, replace all broken glass, and assume all liabilities of leaks in water pipes and connections thereto, caused by negligence, to unstop all waste pipes, and in event of any such troubles will remedy them with out expense to owner; and to deliver the premises at the end of the term or upon lawful termination of this lease in as good order and repair as when first received (natural wear and decay excepted).

The Lessee further agrees to replace all lost or broken keys; to notify Lessor of any leak in roof promptly and not to make alterations without written consent of Lessor.

and it is further understood and agreed by and between the parties hereto that if the Lessee

For assignments to this lease see Page 251 and 258  
Book 153, Page 390