

State of South Carolina

FEB 6 12 32 PM 1953

County of Greenville

OLLIE FARNSWORTH
R. M. C.

M. E. Madden

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto **Palmetto Sandwich Shop, Harold B. Spearman, Owner**

for the following use, viz.: **As a Sandwich Shop (Wholesale & Retail shop for preparing sandwiches)**

Frame Store Building located at 1 Gordon Street, Greenville, S. C.
for the term of **Five (5) years**. It is further agreed that the lessee has **an option for another lease of five (5) additional years, with the right between the two parties to decide upon the amount of rent for the next five (5) years.**

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of **(\$25.00)-Twenty Five & No/100** Dollars

per **Month** payable **In advance on the first day of each month beginning on the first day of February 1, 1953.**

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.

It is understood that the lessor has the right to sell the property herein described, and it is also agreed that the lessee has an option to purchase this property.

It is understood and agreed that the lessor shall construct a set of steps on the front of the described building.

Any fixtures that may be placed in the described building by the lessee shall be moved at the expiration of the lease.

The lessee agrees to pay on the water bill all the amount above the average for the third and fourth quarterly payments of 1952.

**Palmetto Sandwich Shop,
Harold B. Spearman, Owner**

To Have and to Hold the said premises unto the said lessee, his heirs, 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 _____ 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 the 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 **27th** day of **December**, 19**52**

Witness:

Mrs. Juanita Scott
Chemp Scott

(Lessor) *M. E. Madden* (SEAL)

(Lessee) *H. B. Spearman* (SEAL)

(SEAL)

(SEAL)

(SEAL)