

OF SOLEMN DECLARATION )  
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LESSOR

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ALLIE FARNSWORTH  
R.M.C.

This agreement of Lease, made in Greenville, South Carolina this 21st day of October, 1935 between S. J. Francis, the Lessor referred to as the "Lessor" and the Lessee referred to as the "Lessee", herein after referred to as the "Lessee",

IN WITNESS WHEREOF:

For the consideration hereinafter set forth, the Lessor does hereby lease unto the Lessee for a term of months commencing November 1, 1935 and ending December 31, 1935, the following property:

The premises located at 700 Hancock Street with the exception of a duplex apartment facing Parker Street on the rear of the lot.

It is agreed between the parties that the Lessee shall have the option to renew this lease at the expiration of the term for a period of four (4) years. Upon the exercise of the option, rent during the period shall not exceed two hundred and five (\$225.00) dollars per month.

The Lessee, in consideration of the use of said premises for the said term, agrees to pay to the Lessor the sum of two hundred dollars (\$ 200.00) per month as rental payable in monthly installments in advance due and payable on the 1st day of each month of the term of this Lease.

The Lessee hereby agrees to take the premises just as they now stand and the Lessee shall only require of the Lessor the use of the premises except that Lessor shall maintain the roof and the side walls of the building if the same should be in need of repair.

In further consideration of the lease of said premises, the Lessee agrees to maintain the building in a good state of repair and upon termination of this lease, the Lessee shall surrender said premises in as good condition and repair, ordinary wear and tear excepted, as at the beginning of this lease. The Lessee agrees not to use or permit said premises to be used for any unlawful purpose or permit anything thereon which may become a nuisance. In such event, this lease may be terminated at the option of the Lessor. In this connection, the Lessee agrees not to sell any intoxicating beverages