

Frances K. Thompson



GREENVILLE CO. S. C.

APR 29 9 41 AM 1948



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

OLLIE FARNSWORTH
R. M. C.

This Agreement made and entered into this the 14th day of April 1945, by and between Lula E. Keith Green, Emmie Keith Woodson, Mabel K. Landess and Frances K. King, ^{Thompson} hereinafter referred to as Landlords, and George P. Vanos of the other part, and hereinafter referred to as Tenant.

WITNESSETH:

The Landlords have hereby let and rented to the Tenant and he has hereby hired and leased from the Landlords, upon the terms and conditions hereinafter stated, that certain two story store room, formerly belonging to J. M. Keith, deceased, and situate on the North side of Pendleton Street, in the City and County of Greenville, South Carolina, and located between the now or formerly McPherson property on the one side and the Garrison property on the other side, for the term of five (5) years from April 15, 1945, at the monthly rental of One Hundred and Thirty (\$130.00) Dollars due and payable at the end of each and every consecutive month during the period aforesaid.

It is agreed by and between the parties hereto that the Tenant will at his own cost repair and keep in repair said premises or any part thereof and replace any part needed to be repaired or replaced because of the negligence of the said Tenant, his servants, agents, or any employee or other person serving the Tenant; said Tenant will keep the premises in a sanitary condition and at the end of this lease, or upon a sooner determination thereof than is herein fixed, the Tenant will quit and surrender the same in as good condition as he finds them, reasonable use and damages by the elements excepted, provided, if said premises are so injured as to render them unfit for occupancy, this lease may thereupon be cancelled by either party hereto; that this lease shall not be assigned nor the premises sublet without the written consent of the Landlords. If the Tenant fail in business, becomes bankrupt or in the hands of a receiver, this lease may be terminated at the option of the Landlords.

Upon the Tenant paying the rent when due and keeping and performing all of the terms and conditions herein contained, he may have peaceable and quiet possession, otherwise the Landlords may re-enter and take possession, terminate this lease and remove all persons from said premises. Time is of the essence of this contract.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of
Shary D. Bryan
Anne M. Ezzell

Lula E. Keith Green (SEAL)
Emmie Keith Woodson (SEAL)
By Lula E. K. Green, Atty. in Fact
Mabel K. Landess (SEAL)
By Lula E. K. Green, Atty. in Fact
Frances K. King Thompson (SEAL)
By Lula E. K. Green, Atty. in Fact
George P. Vanos (SEAL)

For Extension to this lease see Page 487 in this Book.