

AM-9-11 No. 360 - LEASE (City Property) W. A. Boyd & Co., Office Supplies, Greenville, S. C.

MAY 24 10 26 AM 1948

State of South Carolina,

County of GREENVILLE

OLLIE FARNSWORTH
R. M. C.

J. C. McCall & Walter W. Goldsmith, lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Charles R. King and Frances M. King

for the following use, viz.: Soda Shop the first floor #521 N. Main St.,
Greenville, S. C.

for the term of three years beginning October 1st, 1946 or as soon thereafter as
the building is ready for occupancy, said date to be evidenced by letter from

lessors to lessees 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 ONE HUNDRED DOLLARS (\$100.00) Dollars

per month payable monthly in advance on the first of
the month

The lessee hereby agree 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.

The lessors agree to remodel the building, put in plate glass front, install
electric wiring, sink and commode.

This lease is not to be assigned or property sublet without the written consent
of the lessors.



To Have and to Hold the said premises unto the said lessee s, their
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 one-half 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 nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 21st day of August, 1948

Witness:
Nell B. Austin
Morgan Goldsmith
Madie H. Walkers
Walter W. Goldsmith

J. C. McCall & Walter W. Goldsmith (SEAL)
Walter W. Goldsmith (SEAL)
By: Walter W. Goldsmith
Charles R. King (SEAL)
Frances M. King (SEAL)