

FILED
GREENVILLE S.C.

STATE OF SOUTH CAROLINA JUL 27 3 21 PM 1948
COUNTY OF GREENVILLE

This lease made and entered into between S. B. Francis, hereinafter referred to as the Lessor, and A. S. Walker, hereinafter referred to as the Lessee, witnesses that:

That in and for the considerations and mutual covenants hereinafter set forth, the Lessor agrees to lease and demise to the Lessee the following described property, to-wit:

That certain lot of land with brick building thereon located in the City of Greenville and known and designated as No. 700 Buncombe Street.

This lease of the premises shall be effective and begin September 1, 1948 provided the premises are ready for occupancy on that date and improvements by the Lessor as hereinafter set forth have been made and provided further, however, that the Lessor agrees and guarantees to have the premises ready for occupancy by the Lessee no later than October 15, 1948. This lease shall continue for a period of three years beginning September 1, 1948 and ending September 1, 1951. The Lessee agrees to pay the sum of one-hundred, twenty-five dollars on August 1, 1948 and the sum of two-hundred, fifty dollars on September 1, 1948. The said payment on August 1 shall not be credited as rent but shall be a payment by the Lessee to the Lessor as consideration for the leasing of the premises to the Lessee. The payment of two-hundred, fifty dollars on September 1, 1948 shall be credited as rent in favor of the Lessee beginning with the date of possession of the premises by the Lessee and when the said Lessee takes possession of the premises, the rent will be prorated accordingly between the parties hereto and rent will not be charged against the Lessee until he is given possession of the premises.



JUL 27 1948

