

4M-6-48 No. 350-LEASE (City Property) W. A. Seybt & Co. Office Supplies, Greenville, S. C.

SEP 6 3 04 PM 1949

State of South Carolina,

County of Greenville

OLLIE FARNSWORTH R.M.C.

W. J. Faubion

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,

bargain, and lease unto W.C. McMillan

for the following use, viz.: Business & Living Quarters

the One Store Room, and 4-Room Upstairs Dwelling Apartment at 307 Easley Bridge Road, Greenville, S.C.

for the term of One Year, Beginning September First 1949 to September First 1950, Lessee is to have possession of the said Dwelling Apartment as soon as present occupants vacate.

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

Forty (\$40.00)

per Month payable in advance for the Store Room, and \$30.00

Per month for Dwelling Apartment as soon as it come vacant.

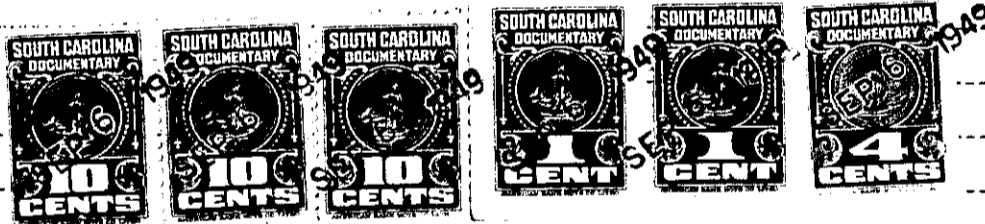
The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered 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.

No Beer or Wine is to be sold on or in these premises at any time during the period of this lease, and no Gambling is to be on or in these premises.

This Lessee is to have an option to Release this property at the end of this lease.



To Have and to Hold the said premises unto the said lessee W. C. McMillan, his 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 one 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 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 1st day of August 1949

Witness: Lucy L. McCauley, P. M. McCauley

W. J. Faubion (SEAL), W. C. McMillan (SEAL), (SEAL), (SEAL), (SEAL)