

4M-648 No. 350-LEASE (City Property) FEB 20 1950 W. A. Seybt & Co. Office Supplies, Greenville, S. C.

State of South Carolina, }
County of.....Greenville..... }

OLLIE FARNSWORTH
R.M.O.

W.T. Powers-----

----- lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto-----

----- Mrs Lottia H. Crumley, 406 East Washington Street, Greenville, S.C. lessee
for the following use, viz.:----- Boarding House, (Premises as now occupied by Lessee) -----
----- located at #406 East Washington Street, ----- the
----- Greenville, S.C. -----

for the term of----- Two (2) years beginning May, 1st, 1950 to May 1st, 1952. -----

----- 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----- \$400.00 -----
----- Four hundred (\$400.00) ----- Dollars
per----- Month ----- payable----- in advance each and every month -----

----- during the life of this lease to ----- W.T. Powers, Greenville, S.C. -----

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.

----- It is also understood that the kitchen floor and pantry floor adjoining -----
----- kitchen, the bath room floor and some part of a hallway or one other room -----
----- in basement needs Rubber and Asphalt Tile flooring and the Lessor agrees -----
----- to make these repairs. Also to stabilize and repair fence around premises -----
----- and necessary repairs to furnace. -----



To Have and to Hold the said premises unto the said lessee ----- Mrs Lottia H. Crumley -----
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 ----- 18th ----- day of ----- February, 1950 -----, 1950 -----

Witness:
----- Pearl R. Ross -----
----- W.B. Long -----
----- Pearl R. Ross -----
----- W.B. Long -----

----- (SEAL)
----- Lottia H. Crumley LESSEE (SEAL)
----- (SEAL)
----- W.T. Powers LESSOR (SEAL)
----- (SEAL)

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