

State of South Carolina
County of Greenville

1953 10 27

Herbert H. Provence

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto M. L. Hughes

lessee

for the following use, viz.: residence for Lessee and family

the

house and lot at 103 Arthur Avenue in the City of Greenville, S. C.

for the term ~~XX~~ beginning November 1, 1953 to December 1, 1953 and from month to month thereafter until terminated by either the Lessor or Lessee upon giving one month notice of such termination

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 and No/100 - - - - (\$100.00) - - - - - Dollars

per month payable monthly in advance, beginning November 1, 1953.

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. purpose

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~~Outside repairs to be made by the lessee.~~

The Lessee further agrees to pay all water, gas and electric power charges used on said premises during the term of this lease, and to keep in repair at his own cost all water and fuel pipes, fixtures and accessories and to repair any other damage to the premises that may be caused by negligence and carelessness of said Lessee, members of his family, servants, agents and employees, and will keep the premises in a clean and sanitary condition.



To Have and to Hold the said premises unto the said lessee his executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from ~~month~~ month 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 one (1) 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 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 27th day of October, 19 53

Witness:

Nelle W. Sheriff
Virginia Anne Cook

Herbert H. Provence (SEAL)
M. L. Hughes (SEAL)
(SEAL)
(SEAL)
(Continued on Next Page) (SEAL)