

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

State of South Carolina,  
County of GREENVILLE



FEB 28 9 31 AM 1952



OLLIE FARNSWORTH  
R. M. C.

I, Mrs. Belle B. Hunt, lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto W. Harold Johnston, owner and operator of THE TIRE  
STORE lessee

for the following use, viz. Sale and storage of such merchandise as would  
ordinarily be stocked by an individual in the business he operates  
property known and designated as 416 S. Main St., Greenville, S. C.,  
(Lot No. 3, recorded in plat book "C", page 143, RMC Office.)  
for the term of One (1) year, beginning on Feb. 15, 1952, and terminating  
on Feb. 14, 1953

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  
Two Hundred Fifty and no/100- - - Dollars  
per month payable on the 15th day of February, 1952 and  
each successive month thereafter during the term of this lease,

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.

The Lessee agrees that he has inspected the premises and accepts them  
in their present condition, and that if any repairs are to be done,  
or become necessary, during the term of this lease, they will be done  
at his expense.

The lessee shall have the option, at the expiration of the  
above one year period, to renew this lease at a rental agreeable to  
both parties but not greater than \$250.00 per month, for an addition-  
al one year.

To Have and to Hold the said premises unto the said lessee his  
executors or administrators for the said term.

termination, or 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 14th day of February 52

Witness:  
Eugenia S. Byrd  
C. Victor Byrd  
H. B. Bozeman  
Harriet N. Bozeman

W. Harold Johnston (SEAL)  
Owner & Operator of The Tire Store (LS)  
Belle B. Hunt (SEAL)  
(SEAL)  
(SEAL)