

6M-9-50-No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina)
County of GREENVILLE)

JUN 16 11 59 AM 1953
THE FARMERS' ...
R.M.C.

Nichalos D. Rigakos and George D. Rigakos lessor S

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto C. W. A.- C. I. O., Local # 3710

lessee
for the following use, viz.: Meeting and recreation hall and office

The premises known as the rear half of the second floor of 22 College Street, Greenville, S. C. subject however to the tenants of the front half of the second floor having the right to use the toilets located on the demised premises.

for the term of one year commencing 5 June 1953 and terminating 4 June 1954.

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

-----Fifty and no/100----- Dollars

per payable monthly in advance

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.

Lessor shall be required to furnish only water to the premises, all other utilities being furnished by the lessee. The lessee specifically agrees to maintain the premises in a clean and orderly manner.

The filing of a petition involving insolvency on the part of the lessee shall terminate this lease at the option of the lessor.

The lessee further agrees to maintain order in the premises and that the premises, particularly the floor, shall be subjected only to reasonable use, wear and tear.

To Have and to Hold the said premises unto the said lessee, its successors, 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 X 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 5 day of June, 19 53

Witness:
Louise Nash
Gladys Patterson
Sue Finney
Andy Panagakos

Nicholas D. Rigakos (SEAL)
George D. Rigakos (SEAL)
CWA- C.I.O. Local # 3710 (SEAL)
By: Harold B. Barbair (SEAL)

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