

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

State of South Carolina

County of GREENVILLE

GREENVILLE, S. C.
AUG 25 3 48 PM 1958

WE, RAYMOND SCOTT, RUFUS W. SCOTT AND WADE SCOTT

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

lessee
for the following use, viz.: that portion known as THE SNACK BAR located in the drug store known as Service Pharmacy at No. 5 Drayton Street, along with the Fountain and Back Bar, cup holders, milk shake machine, coffee warmer, juice squeezer, four booths and the fan in the kitchen

For the term of Six (6) Months commencing August 7th, 1958 with an Option to renew this Lease for an additional One (1) Year

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 (\$50.00) Dollars per month payable on the 7th day of each month 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.

The Lessors further agree that the premises herein leased shall be furnished with lights, water, heat and air conditioning as a part of the conditions hereof.

It is understood and agreed between the Lessors and Lessee that no beer, wine or alcoholic beverage of any kind shall be sold upon the premises.

In the event the Lessee desires to sell the within leased premises, it is understood and agreed that the permission and consent of the Lessors must be first obtained.

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 year 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 one (1) 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 6th day of August, 19 58

Witness:
Julius E. Johnson
Beverlyne Shelch

Raymond C. Scott (SEAL)
Marshall W. Scott (SEAL)
Rufus W. Scott (SEAL)
(SEAL)
(SEAL)