

4 M 8-67 No. 350 LEASE (City Property) W. A. Seybt & Co., Office Suppliers, Greenville, S. C.

AUG 23 1 04 PM 1968

State of South Carolina

County of Greenville

OLLIE F. FINGWORTH
R.M.G.

Coy W. and Barbara Bess Carson

lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto John W. and Adalia B. Schwab

lessee
for the following use, viz.: family residence

the
house and garage located at 312 Richbourg Road, Greenville, South Carolina

for the term of 12 months beginning September 1, 1968

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 and twenty-five

Dollars

per Month payable Monthly in advance (As evidence of good faith, the
first and twelfth months rents will be paid 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.

Lessors, Coy W. and Barbara B. Carson, extends to Lessee, John W. and Adalia B. Schwab,
the option to purchase this lot, residence and garage at 312 Richbourg Road for \$27,600.00.
This option expires May 31, 1969, at which time Lessor is granted permission to advertise and
show house to interested parties who may wish to purchase same. This lease is for 12 months:
September 1, 1968 to August 31, 1969, with a renewal option of 12 months to be declared by
May 31, 1969. The Lessor is granted permission to advertise and show house to interested
parties who may wish to purchase same on the date of May 31, 1970.

To Have and to Hold the said premises unto the said lessee
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 _____ 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 19 day of August, 1968

Witness:

Mildred B. Kinnaird
Nancy E. Hazel

Coy W. Carson (SEAL)
John W. Schwab (SEAL)
(SEAL)
(SEAL)

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