

342

State of South Carolina:  
County of Greenville: Lease of Building

This Agreement entered into this the 25th day of June 1928, between A. C. Sexton and Clarence Sexton herein after known as lessors or parties of the first part, and M. D. Lauford and T. M. Field, herein after known as lessee or parties of the second part, witnesseth:

The parties of the first part hereby agree to rent or lease to the parties of the second part a certain room or ground floor of what is known as the Sexton Building on Trade Street, Greenville, S. C. now used by the parties of the second part as and for a Barber shop, for a period of two years from date at the rent price of Forty (40) Dollars per month, and then at the expiration of the said two years for a period of three years at a price of Forty-five (45) Dollars.

Next page

per month, and then with the privilege granted unto the parties of the second part to renew this lease or rent contract for the following five years, after the expiration of the five years specifically contracted for herein, at the said rent price of Forty-five (45) Dollars per month, unto the said parties of the second part and their assigns.

The parties of the first part also agree to keep the said building in good and serviceable repair and fitted for the use required by the parties of the second part; and if they fail or refuse to so keep or repair said building then the parties of the second part may make any reasonable and needed repairs and reimburse themselves from the agreed rent payments to the parties of the first part.

The parties of the second part, or lessees, hereby agree to pay to the parties of the first part for the use and occupancy of the above mentioned 1st floor of the Sexton Building the sum of Forty (40) Dollars each, and every month, for a period of two years after date, and if they agree to pay to the parties of the first part the sum of Forty-five (45) Dollars each, and every month for the use and occupancy of said building and for the other privileges granted in this contract for a period of three years, and for the privilege to renew this contract or lease as aforesaid.

The parties of the second part also agree to rent the second floor of said Sexton Building to some reliable party on the 1st day of January 1929, for the benefit of the parties of the first part.

The parties of the second part agree to keep the inside of the shop on the first floor of said building painted and in good condition, and it is specifically understood and agreed by all parties hereto that the parties of the second part may alter or change the interior of the room on the first floor by altering or repairing the same according to their desires or needs in conducting a business there.

The terms of this lease shall be effective from the date of January 1st 1929 and shall extend from said date as set forth above. Witness our hands and seals this the 25th day of June, 1928 signed, sealed and delivered in the presence of:

G. P. Paris, J. H. Moon, Clarence Sexton,  
J. C. Glenn, Geo. Goddett, A. C. Sexton.

Over