

ORIGINAL
LEASE

between

Robert A. League and Pauline B. League, his wife;
and Jessie E. League, a Widow,
and

THE UNITED STATES OF AMERICA

1. This lease, made and entered into this 6th day of February, in the year one thousand nine hundred and forty six, by and between Robert A. League and Pauline B. League, his wife; and Jessie E. League, a Widow, whose address is Travellers Rest, Greenville County, South Carolina, for themselves, their heirs, executors, administrators, successors and assigns, hereinafter called the Lessor, and the UNITED STATES OF AMERICA hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described premises, viz: All that certain room, 26' by 38', providing 988 square feet of floor space, net, inside measurements, on the first floor, with use of parking area, about 30' by 30' at rear, and approximately 15' by 40' on north side of the building, affording access to side door from Muckelhenny Road, of the one-story, brick premises, situated on the southeast corner of Highway 276 and Muckelhenny Road, in Travellers Rest, Greenville County, South Carolina, to be used exclusively for the following purposes: As and for a post office in Travellers Rest, Greenville County, South Carolina.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning July 1, 1945, and ending with June 30, 1955; ten years in all.

4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by any one other than the Government, such sublessee, and the agents and servants of the Government, or of such sublessee.

~~5. This lease may, at the option of the Government, be renewed at a rental of~~ ✓
and otherwise upon the terms and conditions herein specified, provided notice be given in writing to the Lessor at least ✓ months before this lease would expire: Provided that no renewal thereof shall extend the period of occupancy of the premises beyond the
✓ day of ✓

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following: The Lessor shall pay all taxes and water rates, and shall have this lease duly recorded, and shall properly protect all windows in the workroom by iron window guards, and all doors in the workroom by good locks and iron bars, according to requirements. The Lessor shall furnish heating and lighting fixtures, plumbing and toilet facilities, water and electric meters, all as now installed in the demised premises; satisfactory water and electric current for light and power. The Lessor shall keep all items furnished under this paragraph in good repair and proper condition to the satisfaction of the Government, except in case of damage arising from the act or the negligence of the Government's agents or employees.

7. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.