

and Option to Purchase  
4 M - 8-55 - No. 350 - LEASE (GREENVILLE COUNTY) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

MAY 4 8 37 AM 1959

State of South Carolina

County of GREENVILLE

OLLIE FARR WORTH  
R.M.C.

Estate of James Lawrence Aiken, Roy Lee Aiken, Eula Flossie Goodwin, Lula Pauline Mason, James Edward Aiken, Jasper Julius Aiken, Eugene Aiken, Zelpia Gertrude Aiken, ~~Garrett and Mary Elizabeth Aiken, Rodgers~~, Lessors  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,

bargain, and lease unto Terrall P. Ayers lessee

for the following use, viz.: Retail Mercantile Store, parking, storage, laundry, etc., lot No. 11, fronting 48.8 ft. on Y M C A Street and the front portion of lots Nos. 19 and 20, fronting 48.6 feet each on Tenth St. (new Cut Road), with a depth of 70 ft., and including ~~the~~ store building on the front of lot 20, according to plat of White City View recorded in R.M.C. Office, State and County aforesaid in Plat Book E, Page 116, reference to which is <sup>craved</sup> for the term of two (2) years commencing May 1, 1959 and ending April 30, 1961

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 Dollars per month payable not later than the 5th of the following month

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.

As a part consideration for this lease, it is understood and agreed that the lessee herein shall have the right to purchase prior to May 1, 1961 lot No. 11 on YMCA St., said plat, for a consideration of \$4000., and the front portions of lots 19 and 20, said plat, to a depth of 70 ft. from Tenth St. for a consideration of \$5000.00, to be paid either in cash or part cash, and the balance in monthly payments to bear interest at not more than 5 1/2%.

It is also understood and agreed that the lessee shall have the privilege of grading and surface treating the front portions of lots 19 and 20.

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 two (2) months ~~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 two (2) 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. Except lessee may paint the store building as and when he sees fit.  
The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 2nd day of May, 19 59

Witness: Mrs. Isa Belle Ash  
Edward

ESTATE OF JAMES LAWRENCE AIKEN  
By Roy Lee Aiken (SEAL) ✓  
Roy Lee Aiken (SEAL) ✓  
Eula Flossie Goodwin (SEAL) ✓  
Lula Pauline Mason (SEAL) ✓  
James Edward Aiken (SEAL) ✓  
Jasper Julius Aiken (Seal) ✓  
Eugene Aiken (Seal) ✓  
Zelpia Gertrude Aiken Garrett (Seal) ✓  
Mary Elizabeth Aiken Rodgers (Seal) ✓

Terrall P. Ayers  
Lessee

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