

2M - 1 - 59 - No. 358 - LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

GREENVILLE CO. S. C.

County of Greenville

JAN 8 2 20 PM 1960

OLLIE F. WORTH

J. Henry Sitton and W. R. Crossfield

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Lewis C. Greene and Leonard Fine

lessee

for the following use, viz.: mixing of chemicals for cleaner fluids and other similiar uses

the building located at 313 South Hudson Street, together with second building immediately east of building and facing Sycamore Court. for the term of One (1) year, beginning January 1st, 1960 and ending at mid-night December 31st, 1960. Lessees are granted an option to renew this lease for the second year at a rental of \$120 per month under the same terms.

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 One Hundred and no/100 (\$100.00) - - - - - Dollars

per month payable in advance on the 1st day of each month during the first year. Rent to be paid to the Albert J. Quigley Co., at 600 E. Washington St, Greenville, S. C. or mailed to P. O. Box 485, Greenville, S.C.

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.

Lessees may install a hot water heater and gas heating unit at their own expense and may remove these at the expiration of this lease. Also, Lessee may install burglar bars at any and all windows at their own expense. Lessors shall be given the right to purchase these bars before they are removed at a price to be mutually agreed upon. If Lessors do not purchase these bars, then Lessees may remove same provided there is no damage to building.

If the insurance rate on said building is increased due to the chemicals handled therein, lessees agree to pay any increase in premium rate.

To Have and to Hold the said premises unto the said lessees, their 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 one 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 ... day of December, 19 59

Witness:

Sara P. Davidson
Betty A. Carver
Evelyn R. Peckett
William B. James

J. Henry Sitton (SEAL)
W. R. Crossfield (SEAL)
Lewis C. Greene (SEAL)
Leonard Fine (SEAL)

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