

4 M - 4-60 - No. 358 - LEASE (City Property) W. A. Seybt & Co. Office Supplies, Greenville, S. C.

State of South Carolina

County of Greenville

COLLIE L. NEWKORTH
R.M.O.

Ray A. & Estelle Blaine

lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Hampton Heights Baptist Church of 109 W. Lee Rd., Taylors,
S.C.
lessee

for the following use, viz.: Residence

16 Bristol Drive

for the term of 1 year beginning June 15, 1962 to June 15, 1963.

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 dollars --- (\$100.00) Dollars
per month payable 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.

Ray A. Blaine and William Estelle Blaine hereafter (referred to as land- -
lords) give Hampton Heights Baptist Church (hereafter referred to as
tenants) permission to sub lease said property 16 Bristol Drive to ful-
fill any unexpired portion of this contract on Landlords approval and
acceptance of new lease.

Should the party of the second part be in default for as much as 10 days
in the payment of his rental then the parties of the first part shall
have the right and option to declare this entire contract void and of no
further force and effect and shall proceed in the legal manner to eject
the tenant and to collect all of the unpaid balance of this contract.

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-

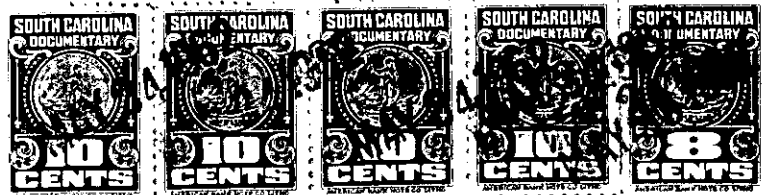
tioned give to the other party months written notice previous to the time of the desired
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or
months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make 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 15 day of June, 1962

Witness:
Janet J. Escor
George O. Short Jr.

Ray A. Blaine (SEAL)
William Estelle Blaine (SEAL)
Hampton Hgts. Bap. Church (SEAL)
Rev. V. Wood Newman (SEAL)



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