

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

## LEASE

This indenture made the 18th day of May, 1939, by and between C. Granville Wyche, lessor, as the party of the first part, and the South Carolina Unemployment Compensation Commission, lessee, as party of the second part, Witnesseth:

The lessor hereby grants and demises to the lessee, who hereby accepts the said lease, the following described quarters:

The building located at 208 East Washington Street, in the City of Greenville, South Carolina, said building containing approximately One Thousand Thirty-Three (1,033) Square Feet, and being bounded as follows: On the East by R. R. Stokes, on the North by East Washington Street, on the South by C. Granville Wyche, and on the West by C. Granville Wyche.

The said lessee has already taken possession of the said premises and is paying the rent herein reserved; the said lessee to hold the said premises unto June 30, 1939, and the said lessee shall have the right and option to continue the said lease for subsequent repeated periods of twelve months as the lessee shall elect, the said periods to begin on the first day of July of the years 1939, 1940, 1941, and 1942, and ending on the 30th day of June of each subsequent year, respectively; provided, however, that should the lessee elect not to exercise such option for renewal in any year notice shall be given not later than the first day of April in any such year whereupon this lease agreement shall cease on June 30th, of the year in which such notice is given, and if no such notice be given, as herein provided, the lease shall automatically be renewed for another twelve-month period.

The lessor agrees to install a suitable heater in the said building, adequate to comfortably heat the said premises as necessary for the comfort and convenience of the said lessee and its employees, and to maintain the said heater in good repair for such purpose during the continuance of this lease; the lessor also agrees to provide adequate light both for day and night use of the said premises, and to furnish water; provided, however, that the lessor shall not be liable for interruption of said services caused by circumstances beyond his control; lessor also agrees to furnish necessary janitor service for the premises, including snow removal.

The lessee hereby covenants and agrees to pay a monthly rental of Fifty (\$50.00) Dollars, for the said premises and at the expiration of the said term to quit and surrender the premises in as good a state and condition as reasonable wear and tear thereof will permit, damages beyond its control or by the elements excepted; it is mutually agreed that if the monthly rental herein provided for shall not be paid as agreed upon that it shall be lawful for the said lessor, after giving the lessee thirty (30) days notice in writing to re-enter the said premises and to repossess and enjoy the same; it is mutually agreed by and between the parties that the said lessee shall have the right during the terms of this lease to make at its own expense, such repairs to the property as it may desire, to erect and attach necessary signs, and to partition the premises as it may see fit; and that at the expiration of the term herein provided for, or any renewal thereof, the lessee shall have the right to remove any and all signs, fixtures, partitions and other improvements which have not been permanently annexed to the premises.

The said lessor covenants with the said lessee that upon paying the said monthly rent the said lessee may peacefully and quietly have, hold and enjoy the demised premises during the term aforesaid free from any interference from the said lessor; the lessee shall not assign this lease in whole or in part without the written consent of the lessor.

It is further agreed by and between the said parties hereto that in case the property herein demised shall be partially damaged by fire, the same shall be repaired as speedily as possible at the expense of the said lessor and during such period of repair allowance shall be made for the disturbance and inconvenience caused and the rent so adjusted for such period, provided, however, that the said lessor shall not be responsible to any greater extent than the rental agreed upon, and, further, that in case the damage by fire shall be so extensive as to render the building untenable or unfit for conducting business therein, or in case of the total destruction of the premises by fire or otherwise, the rent shall be paid up to the time of such damage or destruction and then this lease shall cease and come to an end; should the lessor rebuild or replace the said premises, the lessee herein shall have the option to renew its lease for any remaining portion of time up to June 30, 1943, whereupon the terms of this lease shall apply to and continue in effect as to the rebuilt or replaced premises.

The lessor further agrees that during the term of this lease the exterior and interior of the building shall be kept properly repaired and in good condition for the safety, use and comfort of the lessee, its agents and servants.

The undersigned lessor hereby warrants and covenants that he is the legal owner of the premises described and leased herein and has the right to execute and make this lease.