

## ORIGINAL LEASE

between

H. R. Stephenson and Bessie K. Stephenson, his wife,

and

THE UNITED STATES OF AMERICA

1. This LEASE, made and entered into this 21st day of May, in the year one thousand nine hundred and forty-seven, by and between H. R. Stephenson and Bessie K. Stephenson, his wife, whose address is Taylors, 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, 27'10" by 57'10", providing 1,609 square feet of floor space, net, inside measurements, on the first floor, and basement, 27'10" by 19'6", providing 542 square feet of floor space, net, inside measurements, and use of alley 20' wide on west side of building, affording access to side and rear entrance, of the one-story and basement, brick premises, situated on the north side of Old Highway No. 29, opposite Taylors High School, in

Taylors, Greenville County, South Carolina,

to be used exclusively for the following purposes: As and for a post office in Taylors, Greenville County, South Carolina.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning March 1, 1947, and ending with February 29, 1952; five 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. Paragraph Five (5) marked out.

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: Said room, fitted and supplied by the Lessor with equipment as now installed, consisting of a good fireproof safe, with burglar resisting chest, and all boxes, fixtures and furniture requisite to make the said room or rooms in every way satisfactory for use as a post office, provided that after acceptance of such equipment no additional equipment shall be required except for replacements. 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 bars, and all doors in the workroom by 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. 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 negligence of the Government's agents or employees.