

4M-6-48 No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

SEP 24 10 14 AM 1949

State of South Carolina,

County of GREENVILLE

LILLIE FARNSWORTH
R.M.O.

Paul Efstration and James Ballas

lessor B

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Stephenson Finance Company, Inc.

lessee

for the following use, viz.: one store building known and designated as No. 425 College Street in the City of Greenville, State and County aforesaid

for the term of Five years (5) commencing November 1, 1949

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 Twenty Five (\$125.00)

Dollars

per month payable in advance on or before the 10th of each month

during the term of the lease

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.

The lessors are to install toilet facilities for the use of the lessee and are to install separate utility meters for the lessee and are to furnish heat for the above described premises.



Finace Company, Inc.

To Have and to Hold the said premises unto the said lessee Stephenson/ its successors and assigns for the said term. It is agreed by the parties hereto that this lease shall continue ~~from~~ ~~month to month~~ on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

for an additional term of five years ~~tioned~~ give to the other party two months (2) 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 one 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 22nd day of September, 1949

Witness:

Paul P. Efstration (SEAL)

James A. Ballas (SEAL)

STEPHENSON FINANCE COMPANY, INC. (SEAL)

BY: [Signature] (SEAL)

PRESIDENT (SEAL)

J. B. Price
James A. Price

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