

NOV 1 12 15 PM 1951

THE STATE OF SOUTH CAROLINA :  
COUNTY OF GREENVILLE R.S.C. BLUE FARNSWORTH L E A S E

KNOW ALL MEN BY THESE PRESENTS, That I, Henry P. Sims, lessor, and W. R. Crossfield, lessee, each for value received, do hereby enter into the following lease agreement, to wit:

Lessor leases unto the lessee -

All that certain piece, parcel or lot of land situate in the City of Greenville, County and State aforesaid, designated as No. 44 Lois Avenue, and having approximately 82 feet, more or less, frontage on said Lois Avenue, with a depth of approximately 178 feet, more or less, with an approximate rear width of 56 to 58 feet, more or less, enclosed with a wire fence and gates, and now used by lessor as a coal yard under the trade name of West Greenville Coal Company, with the following buildings thereon:

a one story frame office building about 12 feet by 20 feet; a garage - frame building - about 18 feet by 20 feet; a frame tool building about 6 feet by 15 feet; and,

a set of truck scales, fixed to office building, of ten (10) ton capacity, and about 8 feet by 22 feet.

Also, one concrete coal chute, and use of Lessor's spur railroad track, leading from the main line of the Southern Railway Company to the above described premises.

The term of this lease shall be for three (3) years, commencing November 1, 1951, at a rental of One Hundred (\$100.00) per month, due and payable by lessee to lessor on the first day of each and every month during the term of this lease, in advance, not later than 10th of month.

Lessee shall have the right to remove any and all fixtures and equipment installed by him on said premises at any time during, or at the expiration of, this lease.

Lessee shall have the right to sub-lease said premises with the written approval of the lessor.

The said premises shall be maintained, and returned to lessor upon termination or at the end of this lease, in as good condition as same now are, ordinary wear and tear excepted, and, provided further, that said set of truck scales shall successfully meet state inspection.

Lessee may use said premises for the retailing of coal and any other heating fuels, but for no other purpose, except upon the written consent of lessor.

