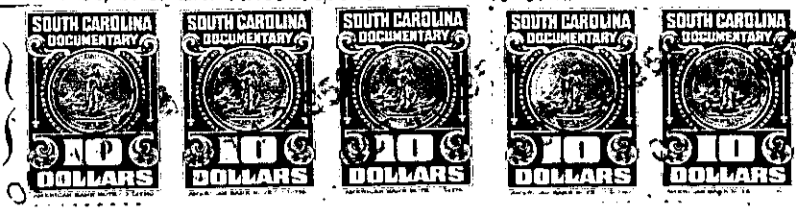




6M-9-50-No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies Greenville S. C.

State of South Carolina

County of Greenville



T. F. Floyd

lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto (Miss) Agnes Patton

lessee
for the following use, viz.: convalescent home and any other purposes permitted by law, the house and lot (lot approximately 104 ft. by 106 ft.) known and designated as 230 Richardson Street, in the City of Greenville, in the State and County aforesaid
for the term of See below

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 See below Dollars
per payable monthly on the last day of the month

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 building and to keep the same in good repair and to pay all taxes and assessments on the same and to pay all damages from fire, theft, or any other cause, and to insure the same for the full value thereof. The lessee shall not be liable for any damage to the building or premises for any business other than that herein called for, shall cancel this lease if the lessor desires and give notice of same to the lessee.

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.

It is agreed that the rental is to be \$200.00 per month for the present building. It is also agreed that the lessor will as soon as consistent with building conditions construct a 12-room addition to the present building, on completion of which the rental shall be Eight Hundred (\$800.00) Dollars per month.

It is agreed by the parties hereto that if additional rooms are added after the 12-room addition, above referred to, the parties are to agree upon the size, construction, etc. and whether or not they are to be constructed. If additional rooms are constructed, the rental for each additional room shall be Forty-one and 67/100 (\$41.67) Dollars per month.

This lease is to become effective immediately and is to continue for a period of twenty (20) years from and after the completion of the 12-room addition above referred to. During the tenure of this lease all repairs and maintenance of the premises are to be made by the lessee at her expense. It is also agreed that the lessee is to pay all property taxes on the premises on and after the completion of the 12-room addition.

To Have and to Hold the said premises unto the said lessee, Agnes Patton, her 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 mentioned give to the other party three (3) 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 three (3) 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 lessor agrees to pay all taxes and assessments on the premises and to pay all damages from fire, theft, or any other cause, and to insure the same for the full value thereof. The lessee shall not be liable for any damage to the building or premises for any business other than that herein called for, shall cancel this lease if the lessor desires and give notice of same to the lessee.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 10 day of October, 1952

Witness:
T. F. Sanders
Anderson

T. F. Floyd (SEAL) Lessor
Agnes Patton (SEAL) Lessee

