

6M-9-50-No. 359-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

GREENVILLE CO. S. C.

AUG 26 9 31 AM 1953

County of Greenville



OLLIE FARNSWORTH
R. M. C.

Mrs. Fernie Cox Farmer

lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Furman E. Richard

lessee
for the following use, viz.: Dwelling, a Five Room House located at 305 Bailey Street,
Sans Souci, of Greenville County, S.C.

for the term of One Year beginning as of this date, Lessee is to have An Option
to Purchase said Property at the Expiration of this Lease.

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
Fifty and No/100 (\$50.00) Dollars

per month payable Payable at the end of Each month.

Lessee is Paying \$200.00 Down at Present as a binder to Purchase at expiration of 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.

Lessee Option to Purchase above described Property the House and Lot Complete.

Above mentioned \$200.00 as a Binder to Purchase said Property at the Expiration of said Lease now in hand paid receipt of which is hereby acknowledged.

The Purchase Price of said Property to wit; \$6000.00 of which the said \$200.00 Plus the \$50.00 per month Rent on this Lease will be considered as Payments of said Property. In the event Lessee failed to Purchase said Property all money paid will be considered as Rent on said Property.

To Have and to Hold the said premises unto the said lessee Furman E. Richard 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 men-

tioned give to the other party One 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 26th day of August, 19 53

Witness:

Laura L. McCalley
FR McCalley

Mrs. Fernie Cox Farmer (SEAL)

Furman E. Richard (SEAL)

(SEAL)

(SEAL)

(SEAL)

(over)