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

State of South Carolina)

County of Greenville   )

................Gus Phillis..   lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,

bargain, and lease unto ....Henry V. Dick & Co., Inc...................................

....   lessee

for the following use, viz.: ...Wholesale Refrigeration and Heating

Business and adjoining Parking Lot ....   the

Building and Parking Lot known as 100-102 Green Ave.

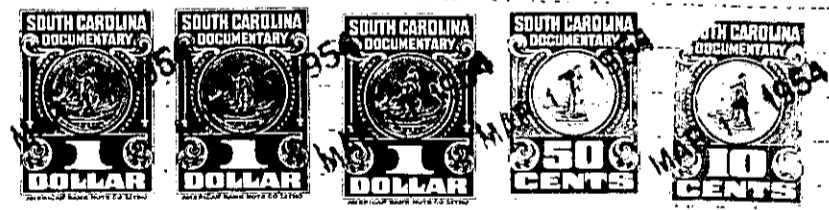for the term of.........five years...

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 Fifty Dollars (150.00) per month   Dollars

per per month ....   payable Monthly......................

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 will replace any alterations made at termination of

occupancy.

To Have and to Hold the said premises unto the said lessee Henry V. Dick & Co., Inc. 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 ....two.................   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 ....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   17th   day of March   , 19 54

Witness:

J. E. Crawford

W. L. Durham

Gus Phillis   (SEAL)

(SEAL)

Henry V. Dick - Co., Inc(SEAL)

By _____   (SEAL)

Exec. V.P.   (SEAL)

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