

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

State of South Carolina

FILED GREENVILLE CO. S. C.

County of Greenville

APR 20 1 23 PM 1959

Judson Audit Company lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Sam H. Hutchins & Co. Inc. lessee

for the following use, viz.: All that building and property located at 12 Virginia Avenue adjacent to the office building now occupied by Judson Audit Company; Office the leased being approximately 400 square feet and being fully equipped.

for the term of Thirty Six months

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 (\$ 75.00) Seventy Five and no/100 Dollars per Month payable the 1st of each month; beginning May 1, 1959

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.

To Have and to Hold the said premises unto the said lessee Sam H. Hutchins & 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 mentioned give to the other party Three 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 25th day of March, 19 59

Witness: Sara R. Edwards Sam H Hutchins

SAM H. HUTCHINS & CO. INC (SEAL) Robert W. Edward Sec (SEAL) Judson Audit Co (SEAL) Anita H. Hutchins (SEAL)