

PAGE THREE (3) OF LEASE CONTRACT BY MRS. FLORENCE LANDRETH, THE LESSOR, TO MRS. THELMA GARY, THE LESSEE, "MAYFAIR GUEST HOUSE", 435 BUNCOMBE ST.

Lessee during the period of repairs, then rent shall be paid according to the number of rooms so used and occupied during the period.

In the event of the death of Mrs. Thelma Gary, Lessee, during the term of the lease, then the lease is to expire and all of her own personal furniture and equipment, linen and supplies, which she moves into the building at beginning of lease, is to be left in the building and is to be used by Mrs. Florence Landreth, or her Executors and Administrators, without any charge for the use thereof, until and all of the debts of said Lessee's Estate, same incurred by her in connection with the operation of the House and in connection with the business, have been paid in full to Mrs. Florence Landreth, the Lessor, her Executors, Administrators or Assigns; and should said debts be not so paid, then the said property, or so much thereof as may be necessary to satisfy said indebtedness in full, shall automatically be and become the sole property of Mrs. Florence Landreth, Lessor, her Executors, Administrators or Assigns, as and for full compensation for and settlement and satisfaction of said indebtedness.

Occupancy of said premises and building by Lessee shall be conclusive proof of her approval and acceptance of same, and, also, conclusive proof of the satisfactory fulfillment by Lessee of all preliminaries.

TO HAVE AND TO HOLD said premises and building unto Lessee, Mrs. Thelma Gary, for the term aforesaid, or, if she be deceased at any time during said term, then to date of her death; upon conditions named herein.

Lessee shall quit and surrender building and premises to Lessor at termination of this lease in as good condition and repair, ordinary wear and tear excepted, as at the beginning of this lease; and Lessee is to make good any and all breakage and for any injury and damage done to building and premises during this lease, except such as may be occasioned by natural deterioration and/or by the elements.

The Lessee is not to sublease said building and premises, nor any part thereof, and is not to assign this lease, without first having obtained the consent of Lessor thereto in writing.

Both Lessor and Lessee each have a Duplicate Copy of Lease.

IN WITNESS WHEREOF, we, Mrs. Florence Landreth, Lessor, and Mrs. Thelma Gary, Lessee, do hereunto set our hands and seals at Green-

ville, S.C., this April 6th, 1960.

Signed, sealed and delivered in Duplicate in the presence of:

Nellie M. Smith
Allie Jamesworth

: Mrs. Florence Landreth (SEAL)
: Lessor,
: Mrs. Thelma B. Gary (SEAL)
: Lessee.

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