

12-62 4M -No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina )  
County of GREENVILLE )

JUL 2 2 30 PM 1964

OFFICE OF THE CLERK

P. D. Patrick

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Froehde-Chase Mobile Homes of Greenville, Inc.

lessee

for the following use, via: Mobile Home site (with consent of Lessor the business may be changed.)

the

Lot fronting 200 feet on Southwest side of White Horse Road, near Greenville State and County aforesaid, with a depth of 300 feet along Cochrane Street for the term of five (5) commencing June 11, 1964 and ending June 10, 1969 for a rental of \$10,500.00, payable in equal monthly instalments of \$175.00 monthly in advance on the first day of each month beginning with June 11, 1964 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

As stated above

Dollars

per. payable

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing and the lessor agrees to provide for the use of the premises for the business mentioned but no other. The lessor agrees to repair the roof should it leak. It is also hereby agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Lessee agrees to pay for any business other than hereinafter provided for shall void 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.

The lessee is permitted to grade the lot to suit his business and to instal water, sewer, wiring, etc, on the premises.

The lessee as a part consideration herein agrees to at all times maintain a drainage ditch and dirt build up across the rear and North-west side of the premises herein leased in such a manner as to drain the water to Cochrane Drive and White Horse Road and prevent it running over on other premises of of lessor.

To Have and to Hold the said premises unto the said lessee, its successors and assigns, 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

two (2) 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 (1) 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 5th day of June, 19 64

Witness:

"a" P. D. Patrick (SEAL)  
"b" Blanche J. Patrick (SEAL)  
"c" Elizabeth Patrick Merritt (SEAL)  
(SEAL)

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