

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

JUL 18 12 00 PM 1968

State of South Carolina

County of GREENVILLE

OLLIE FARNSWORTH  
R.M.G.



W. George Raines - 2127 Wade Hampton Blvd. lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto Tom Jenkins - 103 Danburry Dr. lessee

for the following use, viz.: Service Station to be operated as Texaco the

for the term of one year beginning May 1st, 1968 to May 1st, 1969

Building and property at 1515 North Pleasantburg Drive at  
Wade Hampton Blvd. 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 \$400.00

Four Hundred and no/100 Dollars  
per month payable in advance 1st of each month

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.

The above address of building and property is bordered on the south  
by Wade Hampton Blvd. and on the north by Tire & Battery Sales -  
Auto Repair Shop.

Lessee agrees to do minor repairs to heating units. At the end  
of lease return to the Lessor in good condition similar to the  
condition on the execution of this lease reasonable wear and tear  
excepted. Real Extate Taxes paid by the Lessor.

Lessee agrees to indemnify the Lessor and hold him harmless  
against any claim arising out of the use the demised premises by the  
Lessee and further agrees to keep in effect at all times for the  
duration of said lease, a liability insurance policy covering premises.

To Have and to Hold the said premises unto the said lessee Tom Jenkins  
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 month 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  
month 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 25 day of April, 1968

Witness:

*S. M. Elwell*  
*Tom Jenkins*

*W. G. Raines* (SEAL)

*James J. Jenkins* (SEAL)

*Rona M. DeLaney* (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

