4M-9-44 No. 250 LEASE (City Property) W. A. Smith & Co., Office Supplies, Greenville, S. C.

State of South Carolina,

County of Greenville,

G. Taft Joseph, lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Lt. Col. William I. Wood, lessee

for the following use, viz.: The house and lot located at 22 Montecello Avenue, Greenville County, South Carolina, for a term of one year, commencing the February 1, 1948, and terminating January 31, 1949.

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 & No/ 100 ($100.00) - - - - - - - - - - - - - - - - Dollars

per month payable in advance

The lessee hereby agree 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.

1. It is agreed and understood however, that in the event the Lessee is transferred from Greenville, South Carolina byCompt.Air Force Orders,then this lease can be terminated upon 30 days notice.

2. The Lessor hereby grants to the Lessee an option to renew this lease for one additional year upon the same basis upon 30 days written notice by the Lessee to the Lessor at 201 Ware Street, Greenville, South Carolina.

3. The Lessor agrees to make all repairs due to fair wear and tear.

To Have and to Hold the said premises unto the said lessee Lt. Col. William I. Wood 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 desires to terminate at the expiration of the term above men-tioned, give to the other party 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 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 13th. day of January, 1948.

Witness:
Sophie Hunson
Rachel Durham

G. Taft Joseph (SEAL)
William I. Wood (SEAL)
(SEAL)