

ORIGINAL
LEASE
between

S. C. Stamps \$3.84

Katherine A. Hunt and Paul E. Hunt, her husband,
and

THE UNITED STATES OF AMERICA

1. This LEASE, made and entered into this 27th day of June, in the year one thousand nine hundred and forty-seven, by and between Katherine A. Hunt and Paul E. Hunt, her husband, whose address is West Greenville, Greenville County, South Carolina, for themselves, their heirs, executors, administrators, successors and assigns, hereinafter called the Lessor, and the UNITED STATES OF AMERICA hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following- described premises, viz: All that certain room, 20' by 50', providing 1,000 square feet of floor space, net, inside measurements, on the first floor, of the one-story, brick premises, situated on the south side of Pendleton Street, between Pendleton and Traction Streets, in Greenville, Greenville County, South Carolina, to be used exclusively for the following purposes: As and for a post office branch to be known as "BRANWOOD BRANCH" IN Greenville, Greenville County, South Carolina.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning May 16, 1947, and ending with May 15, 1957; ten years in all.

4. The Government shall not assign this lease in any event, and shall not sublet the demised premises except to a desirable tenant, and for a similar purpose, and will not permit the use of said premises by any one other than the Government, such sublessee, and the agents servants of the Government, or of such sublessee.

5. ~~This is a lease of the premises described in the above paragraph for the term of ten years beginning on May 16, 1947, and ending on May 15, 1957.~~

6. The Lessor shall furnish to the Government, during the occupancy of said premises, under the terms of this lease, as part of the rental consideration, the following: Said room, fitted and supplied by the Lessor with equipment as now installed, consisting of a good fireproof safe and burglar resisting chest, and all boxes, fixtures and furniture requisite to make the said room or rooms in every way satisfactory for use as a post office, provided that after acceptance of such equipment, no additional equipment shall be required except for replacements. The Lessor shall pay all taxes and water rates, and shall have this lease duly recorded, and shall properly protect all windows in the workroom by security steel sash, and all doors in the workroom by bars, according to requirements. The Lessor shall furnish hearing and lighting fixtures, plumbing and toilet facilities, and gas, water and electric meters, all as now installed in the demised premises; satisfactory fuel, light, power and water. The Lessor shall keep all items furnished under this paragraph in good repair and proper condition to the satisfaction of the Government, except in case of damage arising from the act or the negligence of the Government's agents or employees.

K. A. H P. E. H.

7. The Lessor shall, unless herein specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuance of this lease, except in case of damage arising from the act or the negligence of the Government's agents or employees. For the purpose of so maintaining the premises, the Lessor reserves the right at reasonable times to enter and inspect the premises and to make any necessary repairs to the building.

8. The Government shall have the right, during the existence of this lease, to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased (provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with the rights granted to other tenants on the property or in the building in which said premises are located); which fixtures, additions, or structures so placed in or upon or attached to said premises shall be and remain the property of the Government and may be removed therefrom by the Government prior to the termination of this lease, and the Government, if required by the Lessor, shall, before the expiration of this lease or renewal thereof, restore the premises to the same condition as that existing at the time of entering upon the same under this lease, reasonable and ordinary wear and tear and damages

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