

352 P. 233
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

THE FARMERS' HOME
R. H. C.

LEASE

THIS AGREEMENT made and entered into this 10th day of October, 1947 by and between Rosa S. Rizk, hereinafter referred to as "Landlord", and Tom Joseph, hereinafter referred to as "Tenant",

WITNESSETH:

That in consideration of the rents reserved and the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

(1) That the Landlord does hereby grant, bargain and lease unto the Tenant, and the Tenant does hereby accept from the Landlord the following described property:

The two-story store building located at and designated as No. 21 McKay Street in the City of Greenville, South Carolina, being the store building in which the Landlord heretofore operated a store.

(2) TO HAVE AND TO HOLD the above described premises with all rights and privileges thereunto belonging for a period of one (1) year, beginning October 10, 1947 and ending October 9, 1948, with the option to the Tenant to extend the said lease for a period of three (3) additional years on the same terms and conditions as set forth, provided the Tenant has promptly paid all rents due under the terms of this lease, and shall give to the Landlord ninety (90) days' written notice of his intention to exercise said option prior to October 9, 1948.

(3) The Tenant agrees to pay unto the Landlord for and during the period of this lease the sum of Fifty and No/100 (\$50.00) Dollars per month, payable in advance, the first payment to be made October 10, 1947.

(4) Should any installment of rent be past due and unpaid for a period of thirty (30) days after due, the Landlord may at her option, after giving ten (10) days' written notice, either: (a) Declare the full rental for the entire period due and payable immediately and resort to any legal remedies at law or in equity for the enforcement or collection of the rent, or to recover damages for the breach of said covenants, or (b) Declare this lease terminated and enter and take possession of the leased