

4M-6-48 No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

FILED

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CLIVE FARRISWORTH R.M.C.

State of South Carolina,
County of Greenville

Pix, Inc

lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto **Troy E. Campbell**

lessee
for the following use, viz: **Barber Shop**

the
Western side of ground floor at # 10 Pendleton Street (about 10 1/2 x 70 feet

for the term of **Four years commencing on or about April 1st 1949 or as soon thereafter as the premises are made available. Lessee may have right to transfer this lease with written consent of lessor,**

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 Ten (\$110. 00) ----- Dollars
per **month** payable **in advance on or before the tenth day 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.

Lessor agrees to put in new front, install toilet and lighting fixtures. Tenant shall install and maintain any plumbing and shall pay all electric bills. Lessor is not to furnish heat. In consideration of this lease, the lessee now renting the premises at # 11 W. Washington Street, Greenville, S.C. does transfer and relinquish all right and interests in the lease at # 11 W. Washington Street and will vacate as soon as # 10 Pendleton Street is made available.

To Have and to Hold the said premises unto the said lessee **his**
executors or administrators for the said term, ~~and to the heirs, assigns, executors, administrators, and assigns of the said lessor after the expiration of the term above mentioned 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 **17th** day of **MARCH**, 194**9**

Witness:
A. J. Dingley
Barbara A. Cameron

Pix, Inc (SEAL)
T. E. Campbell (SEAL)
Troy E. Campbell (SEAL)
(SEAL)
(SEAL)

