

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

State of South Carolina,

County of..... GREENVILLE

I, JAMES T. SHALEULY,

lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto NEAL GILLESPIE and NULINN COLE, doing business as

GILLESPIE & COLE PHOTOGRAPHERS

lessee for the following use, viz.: a general photography business

the BUILDING located at 2227 Augusta Road, Greenville, S.C. and the rear portion of building located at 2225 Augusta Road

for the term of Two (2) Years, commencing September 1st, 1952

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 and Fifty (\$150.00)

Dollars

per month

payable in advance with an option to renew this

Lease on September 1, 1954 for three more years at a rental of \$160.00 per 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.

It is further agreed that the Lessees are to take over said building on September 1, 1952, upon the terms and conditions outlined herein, however, if there should be a delay in the completion of said building, then the rentals will not become due until offered for occupancy by the Lessor.

The lessor grants to the lessee the privileges to sub-rent premises to tenants acceptable to lessor.

To Have and to Hold the said premises unto the said lessee their 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 mentioned give to the other party

One (1)

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 (1) 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 19 day of August 1952

Witness

James T. Shaleuly (handwritten signature)

James T. Shaleuly (SEAL)

Neal Gillespie (SEAL)

Nulinn Cole (SEAL)

by (Julius O. Cole Jr.) (SEAL)

Gillespie & Cole Photographers

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