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4M-10-69 No. 350 LEASE (City Property) OLLIE EARNSWORTH W. A. Seibt & Co., Office Suppliers, Greenville, S. C.
R. M. G.

State of South Carolina)

County of Greenville)

Harold N. Rochester

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Charles Carroll Morgan

lessee

for the following use, viz.: Frame store building located at No. 2 W. 1st St. in the City of Greenville, S. C. to be operated as a grocery and/or restaurant if electric grill and/or stove is used

for the term of one year at \$40.00 a month payable on the first day of each beginning April 1, 1972

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

Dollars

per payable

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 lessee to repair the building, it is also fully good that the building is in good repair 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.~~ HSR

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.

~~Outfitting to be erected shall be erected in the present building, outside part of the building must be erected by the lessee before being erected.~~ HSR



To Have and to Hold the said premises unto the said lessee, 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 out 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 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 28 day of March, 1972

Witness:

Harold W. Hieff

Marshall C. Pickens

Harold N. Rochester (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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