

# SOUTH CAROLINA COMMERCIAL LEASE AGREEMENT

(Tenancy from month to month – 15 Day Termination Notice)

**I. THE PARTIES.** This South Carolina Commercial Lease Agreement (“Agreement”) made on January 1, 2022, by and between:

**Lessor: 1776 Services, LLC**, with a mailing address of 2505 Wade Hampton Blvd, Greenville, SC 29615 ("Lessor"), and

**Lessee: Greenville County Republican Party**, with a mailing address of P.O. Box 25216, Greenville, SC 29616 ("Lessee"),

and collectively shall be known as the “Parties”, agree as follows:

**II. DESCRIPTION OF LEASED PREMISES.** The Lessor agrees to lease non-exclusive use and common area access to the Lessee of the building, garage and all grounds located at 2505 Wade Hampton Boulevard, Greenville, SC 29615, hereinafter known as the "Premises."

**III. USE OF LEASED PREMISES.** The Lessee agrees to use the Premises for all purposes legal under law.

**IV. TERM OF LEASE.** The term of this Agreement shall be a tenancy from month to month and terminable by any party with 15 days written notice prior to the end of any month. The Initial Term and the Renewal Periods shall be collectively referred to as the “Term.”

**V. SECURITY DEPOSIT.** There shall be no deposit required for the successful performance of this Agreement (“Security Deposit”).

**VI. RENT.** The monthly payment shall be **One Thousand, Two Hundred Fifty dollars (\$1,250.00)** payable monthly with the first payment due upon the commencement of this Agreement and each monthly installment payable thereafter on the 10th day of each month after the Initial Term (“Rent”).

**VII. LATE FEE.** None.

**VIII. EXPENSES.**

Lessee is only responsible for the monthly rent payment and appropriate liability insurance for their use of the Premises as mutually agreed upon by the Parties.

Lessor shall be responsible for all other expenses and upkeep on the premises, including maintaining the general exterior structure of the Premises, all major systems such as the heating, plumbing, and electrical. The parking area shall be maintained by the Lessor, as well as the grounds and lands surrounding the Premises.

**IX. LEASEHOLD IMPROVEMENTS.** Any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Lessor at the expiration or termination of this Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state, or local codes, ordinances, or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises. If the Lessee makes any improvements to the Premises the Lessee shall be responsible payment.

**X. SUBLET / ASSIGNMENT.** Lessee has no right to sublet or assign this Agreement.

**XI. GOVERNING LAW.** This Agreement shall be governed by the laws of the State of South Carolina.

**XII. NOTICES.** Payments and notices shall be addressed to the following:

Lessor: **1776 Services, LLC**  
**2505 Wade Hampton Blvd**  
**Greenville, SC 29615**

Lessee: **Greenville County Republican Party**  
**P.O. Box 25216**  
**Greenville, SC 29616**

**XIII. AMENDMENT.** No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

**LESSEE'S SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

PRINT NAME: Greenville County Republican Party by \_\_\_\_\_

**LESSOR'S SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

PRINT NAME: 1776 Services, LLC by Jeff Davis