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BOOK 698 PAGE 39



STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

L E A S E

THIS LEASE, made this 10<sup>th</sup> day of May, 1962,

by Carter Land Development Co., Inc., a corporation organized and existing under the laws of the State of South Carolina, herein called the Lessor and Willard A. Patton and J. A. Patton, herein called the Lessees.

W I T N E S S E T H

That, in consideration of the rents, covenants and conditions hereinafter set forth, on the part of said Lessees to be paid, performed and observed, said Lessor does hereby demise, let and lease unto said Lessees a building approximately 40 feet by 80 feet. The building is located or will be located on property owned by Lessor on Easley Bridge Road in the County of Greenville.

PURPOSE

Said leased premises are to be used for the purpose of carrying on the business of a laundry and dry cleaning establishment.

TERMS

TO HAVE AND TO HOLD the said leased premises for a period of five (5) years, beginning the first day of September, 1962. That in addition thereto, the Lessees shall have the option of giving a 60 day written notice prior to the expiration date to renew said lease for an additional five (5) years. That right of renewal herein given is subject to the Lessees having complied with all the terms and conditions of this Lease Agreement; otherwise, the right to renew shall not be available to said Lessees.

(Continued on Next Page)

For Subordination of Lease see Deed Book 791 Page 495.  
For Assignment of Lease see Deed Book 704 Page 506.