

STATE OF SOUTH CAROLINA)

LEASE

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COUNTY OF GREENVILLE)

This lease and agreement entered into this 17th day of June, 1965, by and between Wm. R. Timmons, Jr., and W. T. Patrick, hereinafter referred to as Lessors and Dr. Earl A. McDowell, hereinafter referred to as Lessee,

WITNESSETH

The Lessors do hereby lease unto the Lessee, upon the conditions as hereinafter set forth, the following described property:

"The 60 feet fronting on Wade Hampton Boulevard lying East of McDowell Animal Hospital and extending in depth back to Mt. Eustis Street."

TERM

This lease shall run for a period of ten (10) years commencing on the 1st day of July, 1965, and ending on the 1st day of July, 1975, both dates inclusive.

RENTAL

In consideration for said premises the Lessee covenants to pay the Lessors as rental the sum of SEVENTY-FIVE (\$75.00) Dollars per month for the first five (5) year period and NINETY-FIVE (\$95.00) Dollars per month for the second five (5) year period.

OPTION

The Lessee shall have an option to renew said lease at the expiration of this term for an addition period of five (5) years for the rental of ONE HUNDRED TEN (\$110.00) Dollars per month and on the same conditions as set forth in this lease. The Lessee shall have a further option for a second renewal at the expiration of this term for an additional period of five (5) years for the rental of ONE HUNDRED TWENTY (\$120.00) Dollars per month and on the same conditions as set forth in this lease. If the Lessee desires to exercise said options, he shall give the Lessors thirty (30) days notice prior to the expiration of this Lease of his intentions to do so.

ASSIGNMENT AND SUBLETTING

The Lessee shall not assign the Lessee's interest in this lease or sublet any portion of the leased premises without first obtaining the written consent of the Lessors.

(Continued on next page)

GREENVILLE CO. 56
JUN 7 9 45 AM 1965
COUNTY OF GREENVILLE

