AND \$ 2.00

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OLLIE FARMSWORTH STATE OF SOUTH CAROLINAC.)

COUNTY OF GREENVILLE)

LEASE

whereas, Lessor has agreed to lease unto Lessee the property hereinafter described for a period of three (3) years, beginning the 1st day of July, 1970, and ending on the 31st day of June, 1973, according to the terms hereinafter set forth.

- (1) Annual rent of Three Hundred Sixty and 00/100 (\$360.00) Dollars per year shall be paid in advance for each year for the term of this Lease, beginning on the 1st day of July, 1970, and continuing on the 1st day of each year thereafter during the term of this Lease.
- (2) It is agreed and understood that Lessor will be responsible for maintenance of the exterior structure, including walls and roof and shall be responsible for the maintenance and repair of any interior postion of the structure which might be brought about through fire, water damage or other damage not caused by the Lessee.

Lessee shall assume responsibility for the maintenance of all equipment in operation in said building, including such upkeep to the interior as shall be necessary to maintain the store building in nearly as possible to its present condition, subject only to normal wear and tear.

(3) Any alterations, fix tures or improvements to said building shall be done only at the expense of the Lessee and after written consent of the Lessor, unless otherwise agreed upon in writing, said fixtures shall be considered as attached to the building and shall remain there at the conclusion of this Lease.

(Continued on next page)