

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

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LEASE AGREEMENT

THIS INDENTURE, made this 22nd day of September, 1976, by and between Eugene B. Watson, Substitute Trustee of the Estate of W. N. Watson, hereinafter referred to as the "Landlord" and Harriet Faris, hereinafter referred to as the "Tenant" and in consideration of the payment of \$200.00 cash in hand paid at the time this Agreement is executed, said \$200.00 to be applied to the first month's rent.

W I T N E S S E T H:

That the Landlord does hereby demise and lease unto the Tenant and the Tenant does hereby hire and take from the Landlord for the term and upon the rentals hereinafter specified, the premises situate in the City of Greenville, County of Greenville, and State of South Carolina, and described as follows:

That certain building, together with lot upon which the same are situate in the City of Greenville, South Carolina, known and designated as 100 East North Street, said property being at the corner of East North and Brown Streets. In addition, three (3) parking places in the parking lot located at the rear of the leased premises.

The term of this demise shall be for one year beginning October 1, 1976, and ending September 30, 1977. It is understood and agreed that Tenant shall have access to the building between the signing of this Lease and October 1, 1976, for the purpose of readying the premises to commence business on October 1, 1976.

The rent for the demised premises, which the Tenant hereby agrees to pay, shall be at the monthly rate of Two Hundred and No/100 (\$200.00) Dollars due on the first day of each month and payable by the 10th of each month at the offices of the Landlord, Eugene B. Watson, at 331 Buncombe Street, Greenville, S. C. However, this lease shall be null and void in the event the Tenant is unable to obtain a City Business License, Occupancy Permit, Building Permit or any and all licenses necessary to operate the business for the intended purpose.

The Tenant at its sole option shall have the right to renew this Agreement for succeeding terms of one year each. This option may be exercised no more than 90, nor less than 30 days, from the expira-

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