

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 26 8 59 AM '80

DOUGLAS C. TANKERSLEY
R.M.C. LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this the
18th day of AUGUST, 1980, by and between DONALD J. WILLIAMS, SR.,
hereinafter called the LESSOR, and DONALD J. WILLIAMS, JR., hereinafter
called the LESSEE,

W I T N E S S E T H :

That for and in consideration of the rents received
and of the mutual covenants, promises and agreements hereinafter
contained, the Lessor and Lessee agree as follows:

1. That the Lessor hereby grants, bargains, demises
and leases unto the Lessee and the Lessee does hereby lease, accept
from the Lessor all that certain piece, parcel or tract of land
located on Highway 101 in the Suburban Shopping Center the buildings
known as Buildings 4 and 5.

2. That the Lessee agrees to accept the buildings
located on said property AS IS and further agrees that the Lessor
is only responsible for the roof and the exterior and that the Lessee
agrees that the roof and exterior are now in good condition, and that
the interior of the buildings is to be maintained by the Lessee and
that the inside of the buildings is to be painted at reasonable times.
It is further agreed that the Lessee is to maintain the heating and
air conditioning at his own expense and that all utilities and water
and all other costs necessary to operate the laundrette business
are to be the costs of the Lessee.

3. The Lessee further agrees to carry sufficient
insurance to save harmless the Lessor from any suits or damages arising
out of any personal injuries sustained by any person in the laundrette
business or any other suits against the said business.

4. That in consideration of the Lessor leasing to
the Lessee the premises heretofore described, that the Lessee is

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