

FEB 27 9 33 AM 1960

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

21 1961 FEB 27 1960

This Lease made in Greenville, South Carolina between M. L. Lanford, Sr, hereinafter called the lessor and William F. Lanford and M. L. Lanford, Jr., hereinafter called the lessees.

W I T N E S S E T H:

In consideration of said leasing the parties agree as follows:

(1) For and in consideration of the agreements hereinafter made the lessor agrees to lease and the lessees agree to lease from the lessor the building and premises at 1909 Laurens Road. This property being more fully described as follows:

"All that certain piece, parcel or lot of land situate on the north side of Laurens Road in Butler Township, in State and County aforesaid, more particularly described as follows, to-wit:

BEGINNING at an iron pipe on the north side of Laurens Road, corner of Lot No. 6 on plat of property of Conyers, Gower and Parrish, said lot No. 6 belonging to L. B. Lipscombe, thence along line of Lipscomb N. 59-10 E. 466.5 feet to an iron pipe on the west side of a road; thence along the west side of said road N. 20-25 E. 222.5 feet to an iron pipe; thence along line of lot no. 4 S. 59-10 W. 640 feet to an iron pipe on the north edge of Laurens Road, corner of lot no. 4; thence along the north edge of Laurens Road S. 30-50 E. 139.3 feet to the point of beginning, being known as Lot No. 5 and containing 1.77 acres, more or less."

(2) The term of this lease shall be for ten (10) years beginning the first day of March, 1960 and end the first day of March, 1970; provided, however, the lessees shall have at the end of said term the renewal option for an additional five (5) years, the rental shall be determined by the parties at the end of the current term. Should the lessees desire to exercise their option to renew at the end of term they shall give sixty (60) days notice to the lessor.

(3) The lessees agree to pay the sum of Seven Hundred Fifty and No/100 (\$750.00) Dollars per month to the lessor for the rental of the aforesaid premises, this sum to be payable in advance and shall fall due on the first day of each month during the term of this lease. In the event the demised premises are for any reason destroyed or rendered untenable for occupancy then it is understood and agreed that such shall not terminate the lease, provided the lessor shall make repairs or restore the building within a period of 120 days. The lessees shall not pay rent during the period necessary to make repairs.

CARTER & HILL
ATTORNEYS AT LAW
SUITE 224 LAWYERS BLDG.
GREENVILLE, S. C.

(Continued on Next Page)