

JUN 1 10 04 AM 1960

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE GREENVILLE E A S E

This Agreement made and entered into by and between Sitton Buick Company, Inc. hereinafter referred to as Lessor, and Mrs. Ann Chapman, hereinafter referred to as Lessee.

That, in and for the total consideration of Three Thousand Six Hundred (\$3,600.00) Dollars, to be paid by Lessee to Lessor in the amount of Two Thousand Four Hundred (\$2,400.00) Dollars at the time of execution of this Agreement, receipt thereof being hereby acknowledged by Lessor from Lessee, and the additional sum of Twelve Hundred (\$1,200.00) Dollars to be paid by Lessee to Lessor on June 10th, 1961, the following property is hereby leased from Lessor to Lessee, to-wit:

All that certain, piece, parcel or lot of land, with twelve (12) room house and other improvements thereon, lying, being and situate in the City of Greenville, County of Greenville, State of South Carolina, being located at 631 North Main Street, with approximate frontage and rear measurements of 87½ feet, with approximate parallel depths of 350 feet.

That said property is leased and demised unto the Lessee and her Heirs or Assigns for the period commencing June 10th, 1960 and terminating December 9th, 1961.

That, during the term of this Lease, the Lessor shall be responsible for exterior walls and roof repairs and maintenance and Lessee shall be responsible for all interior maintenance and repairs, including any maintenance and repairs upon or about the property on which the building is located.

The Lessor agrees to pay taxes and insurance, but Lessee shall carry insurance upon chattels belonging to Lessee and located upon or within said property. Lessee further agrees to at all times save harmless the Lessor from liability upon or within the property or building and shall carry public liability coverage to protect Lessee and Lessor

In the event of fire or other casualty resulting in ten (10) percent or more destruction to the building, option shall rest with the Lessee as to whether or not to continue the Lease, and Lessor shall be responsible to Lessee for return of prorata pay if Lessee exercises Option to terminate. In the event of fire or other

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