

LEASE

1. This LEASE, made and entered into this 14 day of January, 19 61 by and between W. A. Patton, and Sara Dell W. Patton, his wife.

whose address is P. O. Box 34, Fountain Inn, South Carolina *4 11 31 61*
themselves and their
for heirs, executors, administrators, successors, and assigns, hereafter called the Lessor, and the UNITED STATES of America hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described premises, viz:

All that certain room of approximately 3,509 square feet of floor space, net, inside measurements, platform of 180 square feet, paved parking and maneuvering area and driveway and driveway entrance of 10,566 square feet at the side and rear of the building, concrete sidewalk of 642 square feet and landscaped area of 565 square feet, of a one-story masonry building located on the Northwest corner of West Main and West College Streets, and more fully described as: beginning at the Northwest corner of West Main and West College Streets at the North side of existing sidewalk and running in a northerly direction along West Main Street 121.8 feet more or less to an iron pin at a joint corner of property of Dr. H. T. Leeke and Jeff R. Richardson; thence in a westerly direction along said property line 132 feet more or less to the joint property line of Mrs. Louise T. Abercrombie and Jeff Richardson; thence in a southerly direction along said property line 114.6 feet more or less to an iron pin; thence in an easterly direction 144.8 feet along West College Street to point of beginning, said property being more fully described in deed from Jeff R. Richardson to W. A. Patton and Sara Dell W. Patton, dated February 4, 1960, and recorded in Deed Book 644, Page 46, R. M. C. Office for Greenville County, South Carolina, in Simpsonville, Greenville County, South Carolina to be used for postal purposes.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning August 1, 1960 and ending with July 31, 1970 (Ten Years)

4. The government shall pay the Lessor an annual rental of: Four Thousand, Seven Hundred, Eighty-Eight, and No/100 Dollars (\$) 4,788.00 payable in equal installments at the end of each calendar month. Rent for part of month shall be prorated.

5. This lease may be renewed, at the option of the Government, for the following separate and consecutive terms and at the following annual rentals:

<u>5</u> years at	\$ <u>4,600.00</u>	per annum
<u>5</u> years at	\$ <u>4,500.00</u>	per annum
_____ years at	\$ _____	per annum
_____ years at	\$ _____	per annum
_____ years at	\$ _____	per annum
_____ years at	\$ _____	per annum

provided notice be given in writing to the Lessor at least 180 days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term.

6. The Lessor shall furnish to the Government, under the terms of this lease, as part of the rental consideration, the following:

Lessor shall pay all taxes and shall properly protect all windows and doors according to requirements. Lessor shall furnish heating system of sufficient size and capacity to maintain uniform temperature of 70°F. in all areas based on the design temperature commonly in use in the locality. Lessor agrees to provide and replace during the continuance of the lease all ballasts as needed. Lessor shall not be