



FILED
GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AND AGREEMENT

This lease, executed in duplicate at Marietta, South Carolina, this 19th day of November, 1962, by and between Grover C. Buchanan, Marietta, S. C. and Pansy Coker, 109 Perry Road, Greenville, S. C., hereinafter called respectively lessor and lessee, witnesseth:

That lessor hereby leases to lessee and lessee hires from lessor, thos certain premises with the appurtenanc@s, situated in Greenville County, State of South Carolina, on the E/S of U. S. Highway no. 276 about 1/2 mile North of Renfrew Bleachery, now known as Tiny Bar, being lot, building and equipment as described herein.

The term shall be for one (1) year from December 1, 1962 to December 1, 1963, with the option to renew at this time for another 12 months, provided the lessor does not desire to sell said property, in which case he shall give the lessee 30 days notice of his intention.

The rent shall be as follows: One Hundred Dollars (\$100.00) in advance each month until the sum of Eight Hundred Dollars (\$800.00) shall have been paid; the remaining time until December 1, 1963 shall be without rent; upon option to renew on December 1, 1963, the monthly rental shall be One Hundred Dollars (\$100.00) each month for the entire year.

It is agreed and understood that this monthly rental shall be for the premises and equipment which is described herein. No piece or pieces of equipment shall be sold or traded without the consent of the lessor.

If prior to the beginning date of this lease or during the term thereof, said premises shall be so injured, by fire or otherwise, as to be unfit for occupancy, then in case shall not be repaired by the lessor within 30 days thereafter, this lease may be cancelled at the option of either the lessor or the lessee and the rent, if any, shall be payable only to the date of such event.