

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE ) LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT made in Greenville, South Carolina this ~~11th~~ day of January 1960, by and between P. V. Waddell and Electa H. Waddell, Chesnee, South Carolina (hereafter referred to as "Lessors"), and Ruby Walker, Greenville, South Carolina (hereafter referred to as "Lessee"),

W I T N E S S E T H

WHEREAS, the Lessors are the sole owners of lot No. 2, Sterling College Park Addition and warrant that there are no debts against the said lot and,

WHEREAS the Lessee desires to lease the front portion of the said lot having a frontage of 50 feet and depth along each side line of 80 feet for commercial and/or residential purposes with the right to purchase the entire lot at anytime during the life of this lease at a price of Fifteen Hundred (\$1,500.00) Dollars, without deduction of any rental proceeds.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

1. For and in consideration of the payment of \$125, payable \$25 upon the signing of this lease, and \$25 on the first day of February each year during the life of this lease, and other good and valuable considerations the Lessors have granted, bargained, and released and by these presents do grant, bargain, and lease unto the Lessee that portion of lot No. 2, Sterling College Park Addition, as recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "L" at page 171, fronting 50 feet on the Northerly side of Anderson Road and running 80 feet in depth in a Northerly direction from Anderson Road along each side line.
2. It is understood and agreed that this lease shall commence on February 1, 1960 and terminate as of January 31, 1965.
3. It is further agreed and understood that the Lessee may use the property herein leased for either commercial or residential purposes, or both.
4. It is further agreed and understood that the lessee shall procure and pay for insurance upon any real or personal property placed upon the said premises, and to pay for the installation and use of all utilities placed thereon.

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 GREENVILLE CO. S. C.

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OLLIE FARRINGTON  
 R.M.C.