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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
LEASE AGREEMENT

This Agreement, made and entered into by and between Conway J. Jones, Sr. hereinafter referred to as the Lessor, and Southern Inn Finance Company, Inc., hereinafter referred to as Lessee,

W I T N E S S E T H:

1. That the Lessor does hereby grant to the Lessee, its Successors and Assigns, upon consideration of the sum of One (\$1.00) Dollar and the rental hereinafter expressed for a term of three (3) years, beginning March 1, 1964, and ending April 30, 1967, the following described lands:

All that lot of land, and the building and improvements erected thereon, known as 107 Trade Street in the Town of Fountain Inn, County of Greenville, State of South Carolina.

2. The rent hereby specifically reserved shall be Thirty (\$30.00) Dollars per month, beginning on the 1st day of March, 1964, and continuing on the same day of each month thereafter, with each monthly payment being considered as a monthly rental in advance.

3. At the expiration of the term herein provided, the Lessee shall have the right and option to renew this Lease for the next succeeding and continuous three (3) years on the same terms and subject to the same agreements and conditions set forth in this Lease. Such option shall be exercised by written notice of intention to renew which must be delivered to the Lessor no later than sixty (60) days prior to the expiration of the term.

4. The Lessor agrees to carry insurance for its own protection only on the above property and to pay all taxes on said property. The Lessee agrees to maintain the interior of this property in its present condition subject to normal wear and tear, to pay all utilities, and to do all things necessary to properly preserve this property other than exterior roof and walls, as hereinafter provided.

5. The Lessor is to maintain the roof and exterior walls in a reasonable state of preservation, provided however, that the Lessor shall not be under an obligation to do so until after written notice given by the Lessee to Lessor of any leak in the roof, or of repairs necessary to the exterior of walls, whereupon the Lessor shall, with reasonable promptness, provide workmen to make repairs. All other maintenance and repairs are to be made by the Lessee.

6. The Lessee agrees to deliver the premises at the end of the term of this Lease or any renewal thereof in as good condition as received, ordinary wear and tear, fire or other casualties excepted.

7. It is specifically understood and agreed that in the event of default of the payment of rental herein provided, the Lessor shall have the right to institute any proceedings

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