

Dec 22 3 02 PM '69

OLLIE FARNSWORTH
R. M. C.

LOVE, THORNTON, ARNOLD & THOMASON

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

This Lease made and entered into this 1st day of December, 1969 at Greenville, South Carolina, by and between E. E. Scott, hereinafter referred to as "LANDLORD" and Larry R. Patterson, hereinafter referred to as "TENANT",

W I T N E S S E T H :

That in consideration of the mutual terms, conditions and covenants herein contained it is agreed that the Landlord does hereby lease and demise unto the Tenant the following described property:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northwestern side of Ashford Avenue, being shown as all of Lot 100 on plat of property of Vista Hills, prepared by Dalton & Neves Engineers made 1946, which plat is recorded in the RMC office for Greenville County, South Carolina in Plat Book P at page 149 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Ashford Avenue at the joint front corner of Lots 99 & 100, said point being 300 feet from the northwestern intersection of Ashford Avenue with Wayne Street and running thence N 70-28 W 165.6 feet to a point in the center of a 15 foot alley; thence with the center of said 15 foot alley, S 18-32 W 75 feet to a point; thence S 70-28 E 164.3 feet to a point on the northwestern side of Ashford Avenue at the joint front corner of Lots 100 & 101; thence with the northwestern side of Ashford Avenue, N 19-32 E 75 feet to the point of beginning.

TO HAVE AND TO HOLD unto the Tenant for and during the term of three years beginning December 1, 1969 and ending December 1, 1972. The Tenant agrees to pay therefor a rental of \$110.00 per month each and every month, to be paid on the first day of each month in advance beginning December 1, 1969 and continuing until December 1, 1972.

The Tenant agrees to give the Landlord a thirty day written notice prior to the expiration of this Lease as to his desire to exercise the option to renew the Lease for the additional one year.

The Landlord agrees that the Tenant shall have the option to renew this Lease for an additional one year period at a rental price agreed to by the parties at the time the Tenant exercises the option to renew.

(Continued on next page)