

THE STATE OF SOUTH CAROLINA) :
COUNTY OF GREENVILLE : LEASE and OPTION to RENEW

We, Isabel D. Burns, hereinafter called the landlord, and N. A. Hack, hereinafter called the tenant, for value mutually and respectively received, enter into the following rental agreement, to wit:

The said landlord does hereby lease unto said tenant, his heirs and assigns, for all lawful purposes, the premises hereinafter described, at the rental, for the full duration of the period, and on the terms and conditions hereinafter named; and the said tenant does hereby lease from the said landlord the said premises, at the said rental, for the full duration of said period, and on said terms and conditions.

This lease commences on January 1, 1970, and is for five full years, with rent thereon, as follows:

<u>Year:</u>	Monthly rental
January 1, to December 31, 1970,	\$ 60.00
January 1, to December 31, 1971,	70.00
January 1, to December 31, 1972,	80.00
January 1, to December 31, 1973,	90.00
January 1, to December 31, 1974,	100.00

with the right in the tenant, his heirs and assigns, to renew said lease for another five year period, at the rental herein stated, as follows: (1) 1975 at \$110.00 per month; (2) 1976 at \$120.00 per month; (3) 1977 at \$130.00 per month; (4) 1978 at \$140.00 per month; and, (5) 1979 at \$150.00 per month. Notice of the exercise of the option to renew the lease shall be given in writing by the tenant, his heirs or assigns to the landlord on or before December 1, 1974. All rental payments, during both the lease and the renewal thereof, shall be due monthly in advance, on the first day of each month.

The premises are situate in the City of Greenville, County of Greenville, State of South Carolina, designated as 841 Buncombe Street, facing approximately 50 feet on Buncombe Street and running back approximately 200 feet, and is the eastern portion of the Burns property, and now occupied by the tenant as an automobile sales lot.

SEALED and DELIVERED January 1, 1970.

WITNESS: John B. Burns (SEAL) Isabel D. Burns (SEAL)

WITNESS: John B. Burns (SEAL) N. A. Hack (SEAL)

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