

OCT 3 11 55 AM '72

ELIZABETH RIDDLE

STATE OF SOUTH CAROLINA R.M.C.

L E A S E

COUNTY OF GREENVILLE

This Lease made and entered this 18th day of July, 1970, by and between George P. Wenck, hereinafter referred as Lessor, and Gene A. Cook, hereinafter referred to Lessee.

WHEREAS, Lessor has agreed to lease unto Lessee the property hereinafter described for a period of five (5) years, beginning the 1st day of August, 1970, and ending the 31st day of July, 1975, according to the terms hereinafter set forth.

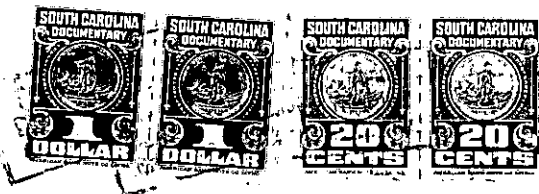
1. Rent at the rate of One Hundred and 00/100 (\$100.00) Dollars per month shall be paid in advance for each month for the term of this Lease, beginning the 1st day of August, 1970, and continuing on the 1st day of each month thereafter during the term of this Lease.

2. It is agreed and understood that Lessor is responsible for maintenance of the exterior structure, including walls and roof and shall be responsible for the maintenance and repair of any interior portion of the structure which might be brought about through fire, water damage or other damage not caused by the Lessee. The Lessor shall be responsible for the parking area which will be maintained for the use of the Lessee and his customers.

3. Any alterations, fixtures or improvements to said building shall be done at the expense of the Lessee, and after written consent of the Lessor, unless otherwise agreed upon in writing. Said fixtures shall be considered as trade fixtures and shall remain the property of Lessee, which may be removed from the premises at the conclusion of this Lease.

4. The Lessor agrees to continue payment of County and/or City property taxes.

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