

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. VOL 974 PAGE 648
MAY 15 1973
DEASE AGREEMENT
DORRIS S. TINKERSLEY
R.F.C.

This Lease Agreement entered into this 15th day of June, 1973,
by and between R. W. Dalton, hereinafter referred to as "Lessor", and Eston
L. Rodgers Co., Realtors, hereinafter referred to as "Lessee";

WITNESSETH:

For and in consideration of the mutual covenants and promises of
the parties hereto as more fully hereinafter set forth the Lessor does hereby
lease unto the Lessee the following described real estate:

The portion of that building at 121 Manly Street and being a
ground floor area containing approximately 1,050 square feet,
TOGETHER with the right, privilege and easement of using the
driveway along with 4 parking places in the rear of the building.

RENTAL

In consideration of this lease the Lessee covenants and agrees to
pay unto the Lessor as rental the sum of Four Thousand Four Hundred Sixty-Two
and 80/100 (\$4,462.80) Dollars per year, payable monthly at the rate of Three
Hundred Seventy-One and 90/100 (\$371.90) Dollars per month in advance on or
before the 10th day of each and every month during the term hereinbelow pro-
vided.

TERM

This lease shall commence on June 1, 1973 and shall terminate on
June 30, 1975, unless cancelled or sooner terminated in accordance with the
provisions hereinbelow contained.

TERMINATION

Should the Lessee fail to pay the monthly installments of rental as
hereinabove provided or should it violate or fail to perform any of the other
terms, conditions or covenants of this lease, and should such failure or vio-
lation continue for a period of 10 days after the mailing of written notice
by the Lessor to the Lessee at the mailing address of the leased premises,
then the Lessor may declare the lease terminated and expel the Lessee from
the leased premises without prejudice to the Lessee's other remedies, both
legal and equitable.

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