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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
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VOL 974 PAGE 655

THE STATE of SOUTH CAROLINA :  
COUNTY of GREENVILLE : LEASE

We, E. J. Hickam, hereinafter called the Lessor, and Sybil F. Stafford, hereinafter called the Lessee, for value mutually and respectively received by each of us, enter into the following lease agreement, to wit:

PROPERTY LEASED

The Lessor herein does hereby lease unto the Lessee herein his certain boarding house, consisting of a boarding house business, the trade name thereof, namely: Hickam Boarding House, and the fixtures and equipment therein, located on Spruce Street, in the County of Greenville, State of South Carolina, together with the good-will of said business, and the right to operate the same in the buildings and on the premises that the same are being operated now.

DURATION of LEASE

The duration of this lease commences from date hereof, and continues until December 31, 1977, and on the said 31st day of December, 1977, this lease expires.

CONSIDERATION

The Lessee herein shall pay all grocery, gas, electric, water and fuel bills, and wages and taxes on wages, incurred in the operation of said boarding house, and shall keep the fixtures and equipment hereby leased in good and suitable repair, and shall pay all licenses, if any, on said business falling due during the duration of this lease, and shall pay the fire insurance premium insuring the fixtures and equipment in the amount for which they are now insured, with Lessor as the beneficiary of said insurance, and shall pay all property taxes on said fixtures and equipment for the years 1973 through 1977.

The Lessee shall receive and retain as her own, all of the income and profit made from the operation of said boarding house during the term of this lease, the responsibility of the Lessee, and of the income and profit aforesaid, being limited to the payment of the obligations above named.

SUB-LEASE

The Lessee may sub-let the said Boarding house business, fixtures and equipment.

At the end of this lease, the Lessee shall surrender possession of the said boarding house business, and the fixtures and equipment aforesaid, to the Lessor, said fixtures and equipment to be in as good condition as they now are, ordinary wear and tear excepted.

Lessor  
*E. J. Hickam*  
Lessee  
*Sybil F. Stafford*