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RENT. That Tenant, in consideration of the use of the demised premises and of the covenants and agreements made herein by the Landlord, leases said premises and does hereby promise to pay C. Dan Joyner & Co., Inc., Realtor, agent for Landlord, as a rental, the sum of Three Hundred and No/100 (\$300.00) Dollars in lawful money of the United States, payable as follows:

First month in advance and on the fifteenth (15th) day of each month thereafter at the office of:

C. Dan Joyner & Co., Inc., 745 North Pleasantburg Drive, Post Office Box 5757, Station B, Greenville, South Carolina 29606.

LATE CHARGE. In the event rent is not paid within five (5) days after due date, Tenant agrees to pay a late charge of 5%.

SECURITY DEPOSIT. It is hereby understood and agreed between Landlord and Tenant that a Three Hundred and No/100 (\$300.00) Dollars security deposit shall be paid as follows: \$50.00 to be paid when the lease is executed, and \$100.00 to be paid before June 15, 1973. The remaining \$150.00 shall be pro-rated in allotments of \$50.00 to be added to the rental payments for July, August and September

CONDITION OF PREMISES. Tenant accepts the premises in the present condition. Landlord is responsible for the timely maintenance and of all fixtures, plumbing, appliances provided with the premises except for damages caused by misuse or neglect of the Tenant.

HOUSEKEEPING. Tenant agrees to keep and maintain the premises in good clean condition, excepting reasonable wear and tear,

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