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STATE OF SOUTH CAROLINA :::
 ::: L E A S E
COUNTY OF GREENVILLE :::

This lease agreement entered into this the 5th day of January, 1982, by and between Louis P. Smith and Charles P. Smith, Jr., hereinafter referred to as LESSOR, and J. B. Murphree, hereinafter referred to as LESSEE, witnesseth:

I

For and in consideration of rentals agreed to be paid and covenants herein contained, Lessor does hereby let and demise unto the Lessee:

All that certain lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, known as 108 Cannon Street, for use as a printing shop .

The term of this lease shall be for a period of one (1) year from January 1, 1982 to December 31, 1982, at a monthly rental of ONE HUNDRED TWENTY - FIVE AND NO/100 (\$125.00) DOLLARS , payable in advance on or before the 10th day of each month, the first of such payments being made on January 5th , 1982. Such rentals shall not be considered in arrears if paid not later than the 30th day of any month. If Lessee should fail to pay such rental before the 30th day of any month, Lessor shall notify Lessee of arrearage, in writing, and if default is not cured within fifteen (15) days thereafter, Lessor may, at his option, declare this lease at an end, enter upon the premises and take possession thereof.

II

Lessee, in consideration of the covenants of Lessor herein contained, covenants with Lessor as follows:

- (1) To pay the rent reserved at the times aforesaid.
- (2) To keep in good repair the glass, fittings and fixtures belonging to said premises. To preserve the interior of the premises and repair any damages thereto arising through neglect of Lessee, his agents, servants or business invitees.
- (3) To pay all utility charges during the term of this lease, or any extension thereof.
- (4) Lessee shall not use or permit said premises, or any part thereof, to be used for any purposes other than as contemplated herein, which would be deemed extra hazardous by insurance companies carrying insurance thereon, thereby causing a cancellation of insurance

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