

TITLE TO REAL ESTATE

STAR PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE AGREEMENT.

THIS LEASE AGREEMENT MADE AND ENTERED into between Ernest R. Bull, hereinafter called the Lessor, and STAR CLEANERS AND LAUNDRY, a partnership composed of Ernest R. Bull and B. M. Bull, hereinafter called the Lessee,

W I T N E S S E T H:

In consideration of the payment of a monthly rental of Two Thousand (\$200.00) Dollars by the Lessee to the Lessor, commencing on the 26th day of February, 1946, and continuing on the 25th day of each month of each year thereafter during the terms of this agreement the Lessor does hereby for himself, his heirs and assigns, lease unto the Lessee, their heirs and assigns, for a term of five (5) years from this date the following described property, to-wit:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the South side of West Stone Avenue, in the City of Greenville, County and State aforesaid, and more particularly described as a part of Lot No. 2 on map of Stone Land Company, made by J. N. Southern, D. S., on the 21st day of January, 1888, and having the following metes and bounds, to-wit:

Beginning at a stake on Stone Avenue, at corner of Bull's (formerly Black's) line and running thence S. 84 E. 85 feet to a stake; thence S. 5½ W. 190 feet to line of W. C. Cleveland; thence with said line N. 87 W. 85 feet to Bull's line; thence with said line N. 5½ E. 194 feet to the beginning corner, being the same lot as conveyed by Mrs. Carrie J. Willis to Ernest R. Bull by deed dated December 11, 1943, and recorded in the R. M. C. Office for Greenville County in Deeds Volume 259, at page 77.

And the Lessee in consideration of said lease agreement covenants and agrees with the Lessor as follows:

- (1) To pay to the Lessor the monthly rental for said premises as above specified.
- (2) To keep the premises in good and tenable repair during the term of this lease, reasonable wear and tear excepted.
- (3) That the Lessor shall not be liable for any damage or injury, from whatever cause arising, during the terms of this lease.
- (4) To pay all taxes, insurance premiums and any other charges and assessments made against said premises during the term of this lease.
- (5) That the terms of this lease shall be non-cancellable during the full term of five (5) years from this date except upon written agreement of both the Lessor and Lessee, their heirs and assigns.
- (6) That at the expiration of said term of five (5) years this lease may be extended by the Lessor and Lessee, their heirs and assigns, upon the same or different terms and conditions to be agreed upon.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th day of February, 1946.

In the Presence of:

Douglas Bailey

Sarah Cannon

Ernest R. Bull (L. S.)
LessorSTAR CLEANERS AND LAUNDRY (L.S.)
BY: Ernest R. Bull
PartnerAnd B. M. Bull
Partner.

Lessee.