



STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE.

LEASE

REC 13 12 61 PM 1948  
 LIE FARMINGTON  
 R.M.C.

In consideration of the rental and covenants hereinafter stipulated I, W. Smith Batson, Jr., hereinafter called Lessor, of the State and County aforesaid do hereby grant, bargain and lease and have by these presents granted, bargained and released unto F. B. Talley, hereinafter called Lessee;

All that certain lot and parcel of land situate, lying and being in the County and State aforesaid, at Travelers Rest, on Highway 25, and bounded by said Highway 25 on the West, Methodist Parsonage on the South, property of Holtzclaw on the rear and other lands of the Lessor on the North, the north line of this lot to include the driveway serving these premises. For a period of one year from March 1, 1948, and to continue automatically from year to year thereafter at the same rental and on the same terms and conditions as herein set forth in unless the Lessor, or the Lessee shall give to the other party three months (3) written notice prior to the expiration of this Lease or any annual period thereafter of his intention to terminate the said Lease. The rental shall be fifty dollars (\$50.00) per month payable monthly in advance, and two months (2) arrears of the payment of any monthly rentals shall at the option of the Lessor terminate the Lease. The Lessor is to keep the roof in good repair by stopping all leaks, or other defects rendering the building less desirable than it now is, such leaks and defects to be reported by the Lessee as they occur, and the Lessor is to correct or repair the same within a reasonable time, not longer than fifteen days (15) from such report, and in case the Lessor should fail in that particular the Lessee at his option may cause the same to be done and deduct the cost of same from any rents maturing thereafter, from time to time.

It is understood that destruction of the premises by fire or other casualty shall terminate this Lease and that the Lessee