

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AND OPTION TO PURCHASE

This lease and option to purchase entered into this 31st day of July, 1952, by and between Dr. W. L. Abt, hereinafter designated as the Lessor, and Dr. Harry S. Garber, hereinafter designated as the Lessee:

WITNESSETH

In consideration of the premises, covenants and rental herein-after stated, the Lessor does hereby demise, let, rent and lease unto the Lessee and the Lessee does hereby rent and lease from the Lessor the premises owned by the Lessor at 605 East North Street, Greenville, South Carolina, consisting of a certain lot with improvements thereon and being more fully described in deed to the Lessor by Lottie H. Crumley recorded in R.M.C. Office for Greenville County in Volume 309 at Page 432, upon the terms, conditions, covenants and limitations hereinafter enumerated.

This lease shall become effective as of August 1, 1952, and the term of the leasehold period shall continue for a full period of five years from and after said date, expiring at midnight, July 31, 1957, at which time all rights granted hereunder shall expire, terminate and end of their own limitation unless sooner terminated, canceled and ended as hereinafter provided. The Lessee is given the right to extend or renew this lease at the expiration of the original five year term for an additional term of five years from August 1, 1957, to July 31, 1962, upon the same terms, conditions and rental. In the event the Lessee desires to so renew or extend, he shall give written notice to the Lessor, forwarded by registered mail, ninety (90) days prior to July 31, 1957.

The Lessee agrees to pay an annual rental in the amount of Seventy-two hundred Dollars (\$7,200.00), payable in equal monthly installments of Six hundred Dollars (\$600.00) on the 1st of each and every month in advance.

The Lessee agrees to take the premises in their present condition and the Lessor shall not be required to make any improvements or repairs during the period of the lease. The Lessee agrees to take care of the leased premises and shall at his own cost and expense make all repairs there-to, pay for gas, electric and other utility charges, and, at the expiration

W.L.A.
H.S.G.

See notice of intention to re-new lease see Deed Book 376 Page 184