

GREENVILLE CO. S. C.

MAY 28 1 49 PM 1958

OLLIE FAIRBORTH
R. M. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

LEASE

We, James F. Davenport, as Trustee and individually, H. K. Townes and W. R. Timmons as Lessors, in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto Home Finance Company, Inc., a Corporation, Lessee the following:

All that certain lot on South side of Pendleton Street, BEGINNING on said street at corner of lot leased by Lessors to Southern Oil Stores, and thence with Southern Oil Stores leased lot S. 19-45 E. 90 feet; thence parallel with Pendleton Street ~~N. 70-40 W.~~ ^{N.} 70-40 ~~E.~~ 65 feet, more or less, to Eastern line of lot the Rosa K. Ashmore lot which was acquired by Lessors; thence with the Ashmore line N. 30-20 W. 90 feet to South side of Pendleton Street; thence with South side of Pendleton Street ~~N. 70-40 W.~~ 50 feet to the beginning corner, subject however to the ten foot easement, cut from the Western side of this lot, which easement is reserved for the joint use of Southern Oil Stores; and the Lessors their heirs and assigns, and the joint use of the Lessee herein. Said lot contains thereon a building 30 feet wide by 40 feet in length to be used by the Lessee. This lot herein leased is a part of that lot described in the deed to James F. Davenport as Trustee in Deed Book 238, Page 186, in the R. M. C. Office for said Greenville County, known also as the Rosa K. Ashmore lot.

For the term of ten years beginning June, 1947, and ending May 31, 1957, and the said Lessee in consideration of the use of said premises for the said term promise to pay the said Lessors the sum of TWO HUNDRED THIRTEEN & NO/100 DOLLARS (\$213.00) per calendar month payable on the first day of each month in advance.

TO HAVE AND TO HOLD the said premises unto the said Lessee its successors and assigns for the said term.

In the event the premises are damaged by fire or other casualty the Lessors shall have the right to repair said building and the rent is to continue as soon as premises are usable by Lessee.

Failure to pay rent as it becomes due shall at the option of the Lessors terminate said Lease. The Lessee may not subrent said premises or assign this lease except with the written consent of the Lessors. The Lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the Lessors; and the Lessee hereby agrees to this Lease.

If within eight years from the beginning of this Lease, June 1, 1947, the Lessee shall give to the Lessors or their representatives written notice that the Lessee desires to extend this Lease for a second period of ten years running from June 1, 1957, then this said Lease shall be extended for a second ten year period upon same terms, provided the Lessee shall have paid all rents and have complied with the terms of this Lease.

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