

NOV 20 9 38 AM 1961

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE) OLLIE F. FURNAS LEASE
R.M.C.

This lease made in Greenville, South Carolina, between M. L. Lanford, Jr. and William F. Lanford, hereinafter called the Lessors and Wrenn & Outlaw, Inc., a corporation, hereinafter called the Lessee.

W I T N E S S E T H:

In consideration of said leasing the parties agree as follows:

(1) For and in consideration of the agreements hereinafter made the Lessors agree to lease and the lessee agrees to lease from the Lessors the building and premises at 1909 Laurens Road. This property being more fully described as follows:

" All that certain piece, parcel or lot of land situated on the north side of Laurens Road in Butler Township, in State and County aforesaid, more particularly described as follows, to wit:

BEGINNING at an iron pipe on the north side of Laurens Road corner of Lot No. 6 on plat of property of Conyers, Gower and Parish, said lot No. 6 belonging to L. B. Lipscombe, thence along line of Lipscomb N. 59-10 E. 466.5 feet to an iron pipe on the west side of a road; thence along the west side of said road N. 20-25 E. 222.5 feet to an iron pipe, thence along line of Lot No. 4 S. 59-10 W. 640 feet to an iron pipe on the north edge of Laurens Road, corner of Lot No. 4; thence along the north edge of Laurens Road S. 30-50 E. 139.3 feet to the point of beginning, being known as Lot No. 5 and containing 1.77 acres, more or less."

(2) The term of this Lease shall be for ten (10) years beginning first day of December, 1961 and ending the 31st day of November, 1971, Provided, However, the executors of the estate of M. L. Lanford, Sr., deceased, shall grant a renewal option for an additional five (5) years at the end of said term at the same rental provided in this lease. Should the lessee desire to exercise their option to renew at the end of term they shall give sixty (60) days notice to the Lessors.

(3) The Lessee agrees to pay the sum of Seven Hundred Fifty and No/100 (\$750.00) Dollars per month to the Lessors for the rental of the aforesaid premises, this sum to be payable in advance and shall fall due on the first day of each month during the term of this lease. In the event the demised premises are for any reason destroyed or rendered untenable for occupancy then it is understood and agreed that such shall not terminate the lease, the Lessors shall make repairs or restore the building within a period of 120 days. The lessee shall not pay rent during the period necessary to make repairs, However, if the lease has been in effect for a period of eight (8) years and the premises is destroyed or rendered untenable for occupancy the Lessors and the Lessee may mutually agree to terminate the lease.

The Lessee further agrees to pay the sum of One Hundred Fifty and no/100 (\$150.00) Dollars per month for the lease of the

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