



SOUTH CAROLINA

GREENVILLE COUNTY

THIS LEASE AGREEMENT, made and entered into this 13th day of August, 1962, by and between H. D. Wilson, hereinafter called Lessor, and Domestic Loans of Greenville, Inc., a South Carolina corporation, hereinafter called Lessee,

W I T N E S S E T H:

Lessor hereby leases to Lessee, for a term of three (3) years commencing on the 1st day of September, 1962, the following described property in the County of Greenville, City of Greenville, South Carolina:

The first floor of a two story commercial building, being approximately twenty seven and three fourths (27 3/4) feet in width and one hundred (100) feet in depth, located at 221 South Main Street, Greenville, South Carolina.

The terms, conditions and covenants of this lease agreement are as follows:

1. As rental for said premises Lessee shall pay to Lessor the sum of \$300.00 per month for the first two (2) years and \$325.00 per month for the last year, payable on or before the 10th day of each calendar month for the then current month.
2. If Lessee fails or neglects to make any payment of rent when due, or violates any of the provisions of this lease, Lessor in each such instance shall give notice in writing to Lessee specifying the delinquency or violation of this lease agreement. Should Lessee fail, within ten days from receipt of such notice, to comply with the provisions of this lease as demanded by Lessor, then and in that event, Lessor without further notice or demand, may terminate this lease and require Lessee to vacate the premises hereby leased, or Lessor may in lieu of above or in conjunction therewith pursue any other legal right or remedy incident to the relationship created by this lease.
3. Lessor covenants that Lessor has full right and lawful authority to enter into this lease for the full term hereof and for all renewals herein provided and further covenants to keep the Lessee in

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