

4,726 square feet, more or less, and being the same property conveyed to J. V. Smith by deed of R. H. Bearden and C. H. Stokes, said deed being recorded in the RMC Office for Greenville County in Deed Volume 55 at Page 220; this likewise being a portion of the same property that was devised to Lillian Farley Smith in the Will of J. V. Smith, deceased, said Will being filed in Apt. 308, File 1, in the Probate Court for Greenville County and said property shown in the Estate file as one lot located on Mosteller Street, Greer, South Carolina.

TO HAVE AND TO HOLD unto the Lessee for and during the term beginning September 1, 1966, and ending at midnight on August 31, 1976, a period of ten (10) years..

In consideration of the premises, the Lessee does hereby covenant and agree that it will pay unto the Lessor THIRTY THOUSAND and NO/100 (\$30,000.00) DOLLARS to be paid Two Hundred Fifty and No/100 (\$250.00) Dollars per month beginning on September 1, 1966, and a like amount on the first day of each calendar month thereafter during the term of this Lease.

IT IS COVENANTED AND AGREED:

1. That Lessee will furnish utilities and other expenses of up-keep at its own expense, and that any improvement made to the premises shall be at the sole expense of the Lessee and that the only responsibility of Lessor is the payment of City and County property taxes and insurance on the building.

2. That should Lessee fail to pay any instalment of rent within ninety (90) days after the same shall become due

\$7.50 for breach any of the covenants or agreements herein contained,

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