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CLUE FARMSWORTH

Form No. 900-LEASE-Revised 1923

STATE OF SOUTH CAROLINA,

THIS AGREEMENT, Made this 1st day of May 19 67
between James F. Finlay & Dorothy Mae Finley
bereinafter styled the Landford, and Piedmont Nursing Center, Inc
hereinafter styled the Tenant, WITNESSETH:
THAT the said Landlord does hereby lease unto the said Tenant, and the said Tenant does hereby lease from the said Land-
lord, without artificial heat, light or water. The vacant Lot at 807 Laurens Road fronting on
Laurens Road 113.0' along N56-08W and a depth of 149.8' along
S 33-52 W with the option to purchase said property, at anytime
during the term of the lease, for \$24,000.00 with rent previous
paid to apply to purchase price.
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to be used as Adjunct to Piedmont Nursing Center
TO HAVE AND TO HOLD the premises above described for the term of Three years
said term to commence on the 1st day of . May 19 67
and to end on the 3.0th day of April 1970, at a rental of
\$100.00 per month until purchase option is excercised or term
of lease whichever occurs first.
said rent to be paid in advance on the 1st day of each and every month during the life of this
lease by the Tenant to the Landlord atGreenville, S. C.
State aforesaid, or to the duly authorized Agent of the Landlord.
AND IT IS AGREED, that unless 30 days notice in writing shall be given previous to the expiration of the
period herein specified, by the Landlord to the Tenant, of the Landlord's desire to have possession of the premises, or like notice
to be given by the Tenant to the Landlord of the Tenant's intention to vacate the premises after such expiration, then it is hereby agreed that this lease will be considered as extended and binding from the termination of the period herein specified in all its provi-
sions as a tenancy from month to month which may be thereafter terminated on the last day of any cale. Fr month by notice of not
less than thirty days given by either party.

AND IT IS AGREED, that neither the said premises or any part thereof shall be assigned, let or underlet; or used or permitted to be used for any purpose other than the above mentioned.

AND IT IS AGREED, if default be made in the payment of rent at the time above specified, or if default shall be made in the performance of any of the provisions or agreements herein set forth, or if the Tenant shall become insolvent or vacate the said premises; that then the entire amount of rent that would accrue for the unexpired term shall at once become due and payable to the Landlord; and it shall be lawful for the Landlord to terminate this Lease, and re-enter and forthwith reposses all and singular the said premises without hindrance or prejudice to his right to distrain for all rent that may be due; but the collection by the Landlord of rent for the unexpired term shall entitle the Tenant to all the Tenant's rights under this agreement during the period for which the rent may have been collected.