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LEASE AND RENTAL AGREEMENT

THIS AGREEMENT made and entered into this 18 day of November, 1968, by and between Lawrence Girard and Benjamin Gause, LESSORS, and James Robert Cox, LESSEE,

WITNESSETH

That the parties hereto, in consideration of the sum of Ten Dollars (\$10.00) to each of them paid in hand, the receipt whereof is hereby acknowledged, do agree as follows:

- (1) LESSORS lease to LESSEE the following premises:

All that certain lot of land and building located hereon, lying on the west side of South Main Street in the City of Greer, County and State aforesaid, being known as #206 South Line Street, and being the exact property as delineated and shown on plat made for R. P. Turner Estate by John A. Simmons, Registered Surveyor, dated May 21, 1960.

- (2) The term of this lease shall extend from the date hereof until November 29, 1972, unless terminated sooner by conditions specified herein or by exercise of the option herein contained.

- (3) LESSEE shall pay as rent for the premises hereunder the sum of One Hundred Fifty Dollars (\$150.00) per month, in advance on the first day of each month, with rent prorated from the date hereof until December 1, 1968. Such rental payments shall be paid directly to Otto C. White, Greenville, South Carolina, or such other agent as shall be specified from time to time by Annie Moon Kendrick, Richard Perry Turner, Jr., and Sylvia Turner Patterson, the owners of said premises and landlords from whom LESSORS presently lease the same.

- (4) If the LESSEES should fail to pay such rental before the 10th day of each month, in advance, the LESSORS may notify the LESSEES of such arrears, in writing, and if default is not cured within fifteen (15) days thereafter, the LESSORS, may forthwith declare this lease at an end and enter upon the premises and take possession thereof without hindrance and without any liability for damages.

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