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GREENVILLE CO. S. C.

JUN 20 10 38 AM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} DONNIE S. TANKERSLEY LEASE
R.M.C.

This Lease made and entered into this the 20 day
of June, 1974, by and between WILLIAM F.
COLEMAN, hereinafter referred to as "Lessor", and J. W. SOUTH, here-
inafter referred to as "Lessee",

W I T N E S S E I H:

1. The Lessor leases to the Lessee the western portion of
that building located at 910 Georgia Street, in the City of Fountain
Inn, County of Greenville, State of South Carolina, containing ap-
proximately 961 square feet to be used as a laundromat for a term of
five (5) years commencing on the 1st day of July, 1974, with an op-
tion to renew for a term of an addition five (5) years.

2. The Lessee agrees to pay to the Lessor One Hundred and
No/100 (\$100.00) Dollars per month, said amount being due on the first
day of each month in advance until the termination of this Lease.

The Lessee will be responsible for any increases in
taxes over the 1974 tax assessments.

3. The Lessor shall be responsible for the exterior and
roof of the building and shall make all necessary repairs and keep
the same in good order and condition. The Lessee shall be responsible
for the interior of the premises including painting and shall keep
the same in good order and condition.

4. At the expiration of this Lease, the Lessee will sur-
render the premises in as good state and condition as they were at
the commencement of this Lease, reasonable use and wear thereof and
damages by the elements excepted.

5. The Lessee shall be responsible for all utilities during
the term of this Lease.

6. The Lessee shall use the premises hereby leased ex-
clusively for the purposes of operating a laundromat and the Lessee
shall not without the consent of the Lessor assign this Lease, let or
sublet any part of the premises or make any alterations under penalty of
forfeiture and damage.

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C. W. S.
7/7/74



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