

STATE OF SOUTH CAROLINA) GREENVILLE CO. S. C.

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) FILED
) JAN 15 10 28 AM '76 LEASE

COUNTY OF GREENVILLE)

) DONNIE S. TANKERSLEY
) R.M.C

This agreement, made and concluded at 303 South Main Street, Travelers Rest, South Carolina, this second day of January nineteen hundred and seventy six by and between Vance Erving Edwards and Ethel Edwards hereinafter called the Lessor and Edwards Insurance Agency of Travelers Rest, Inc. hereinafter called the Lessee, witnesseth:

Lessor, for and in consideration of the agreements of Lessee hereinafter mentioned hereby leases to Lessee, and Lessee hereby leases from Lessor, the one story building located at 303 South Main Street, Travelers Rest, State of South Carolina, together with the lands on which it stands described as follows:

One half of that piece, parcel, or lot of land in Bates Township, Greenville County, State of South Carolina being known and designated as Lot No. 12 with improvements thereon, according to a survey made by W. A. Hester, May, 1941, of the property of J. Frank Williams as shown on plat of property of J. Frank Williams recorded in the R. M. C. Office for Greenville County. This being the same property conveyed to the Lessor by Lora M. Davis as shown by deed recorded in the R. M. C. Office for Greenville County on October 6, 1953, recorded in Book P of Deeds, page 618.

To be used as a business office for the operation of a general insurance, real estate, and finance business.

To have and to hold the said premises above described for the term of three years, said term to commence on the 1 st. day of January 1976 and to end on the 31 th. day of December 1979, at a rental of \$150.00 dollars per month, payable on the first day of each month during the term of this lease, at 34 Grandview Circle, Travelers Rest, South Carolina, to the Lessor.

Lessee agrees that during the term of this lease it will pay all property and ad valorem taxes and special assessments levied against the leased premises and on any building Lessee may elect to construct on said leased premises, and that it will pay all insurance on the buildings on the leased premises, and all utility charges, including, but not limited to, water, gas, lights, sewer service, telephone and garbage disposal.

And it is agreed, that unless thirty (30) days notice in writing shall be given previous to the expiration of the period herein specified for expiration of the term of this lease, by the Lessor to the Lessee, of the Lessor's desire to have possession of the premises, or like notice to be given by the Lessee to the Lessor of the Lessee'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 provisions as a tenancy from month to month which may be thereafter terminated on the last day of any calendar month by notice of not less than thirty days given by either party. But the destruction of the premises by fire, or any other casualty, shall terminate this agreement. If premises shall be damaged by fire or other cause so as to be capable of being repaired within a reasonable time, Lessor shall have the option to repair the same and during time that repairs are being made lessor shall remit to lessee a just and fair portion of rent according to nature of damage sustained and according to extent that Lessee is deprived of use of premises.

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.

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