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This Agreement entered into this 9th day of February, 1977, at Greenville, South Carolina, by and between William B. Jones, Sr., herein after referred to as the Lessor and Sam Dolan Jones, Jr., herein after referred to as the Lessee,

WITNESSETH:

That the said Lessor has granted and leased and by these presents does grant and lease unto the said Lessee the premises, lot and building with all land within the fenced-in area known as 1419 Poinsett Highway, in or near the City of Greenville, State of South Carolina.

The term of this Lease shall be Two (2) years, commencing March 1, 1977 and terminating on February 28, 1979. The Lessee shall have the option to renew this Lease for a Three (3) year period commencing March 1, 1979 and terminating February 28, 1982.

In order to exercise any option granted herein, the Lessee shall be required to notify the Lessor in writing of his intent to exercise such option at least thirty (30) days before the expiration of the prior or existing term.

The Lessee does hereby bind himself for and in consideration of the promises to pay unto the Lessor the below stipulated rent in the manner herein required:

- The Rental for the period from March 1, 1977 to February 28, 1979, shall be Two Hundred Forty Nine Dollars and Six Cents (\$249.06) per Month.
- The Kental for the period from March 1, 1979t to February 28, 1982, shall be Two Hundred Forty Nine and Six Hundreths Dollars, the same as for the First period.
- The Effective Date of this Agreement is to be March 1, 1977.

The aforementioned Rental amounts shall be payable on the LAST DAY of each month and paid at 1419 Poinsett Highway, Greenville, S. C.

Lessee is to pay all property Taxes and Insurance, including Liability insurance, on the leased property and contents.

Any Remodeling and/or Alterations of the premises is subject to approval of the Lessor.

Lessee is to continue, and to use, the name of DISCOUNT MART as the name of the business for the duration of this Lease Agreement or its subsequent renewal.

An Option to Purchase is hereby given to Lessee and it can be exercised at any time during the initial lease period or during the renewal period of this lease. Purchase price under this Option is Thirty Two Thousand Five Hundred Dollars, (\$32,500.00).

The Lessee shall maintain the premises in good order and repair, and to pay the expenses of making all repairs necessary to keep in good order and repair the demised premises, except that the Lessor shall maintain the building structure and roof and shall reimburse the Lessee for all expenses of repair for such structure and roof. The destruction of the premises by fire or other casualty shall give to the Lessee the option to terminate this lease.