

State of South Carolina  
County of Greenville

FILED  
GREENVILLE CO. S. C.  
SEP 24 12 10 PM '80  
DONNIE S. FANKERSLEY  
R.M.C.

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Preston C. Blackstock lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto Walter A. Hancock lessee

for the following use, viz.: sign company and convenience store, with no alcoholic  
beverages to be consumed on premises the

building located on Hwy. 253, Greenville, S.C.

for the term of One year, with the option to renew for an additional  
twelve months at the same rate

and the said lessee  
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of two  
hundred twenty five (\$225.00) Dollars  
per month payable the 8th day of each month

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee  
only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the  
roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from  
leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor  
so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the  
unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be  
consented to by the lessor before being erected.

It is understood that the lessee is responsible for the upkeep of  
the inside of building including the alarm system, lessee is also  
responsible for any broke glass, and lessee is also responsible  
to take care of trash and the general upkeep of the outside.

It is also understood that lessee has the option to buy said  
property within 90 days from this day for the sum of \$40,000.00,  
after 90 days the price will go to \$45,000.00.

To Have and to Hold the said premises unto the said lessee Walter A. Hancock  
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from  
year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-  
tioned give to the other party two months written notice previous to the time of the desired  
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or two  
months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of  
glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and  
agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-  
rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 8th day of September, 1980

Witness:

Sarah K. Clardy  
Demi Kay Clardy

Preston C. Blackstock (SEAL)  
Walter A. Hancock Jr. (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

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