

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTED, FILED
JUN 28 1 43 PM '81
WILKINSON
RMC

1142 1985 646

FORM NO. 17
Farr's Book Store, Anderson, S. C.

THIS INDENTURE, made and concluded at Mauldin, South Carolina, this _____ day
of December _____ nineteen hundred and Eighty _____ by and between Virginia
Alexander _____, the Lessor of the
first part and Verlin E. Edwards _____

the Lessee of the second part,
WITNESSETH, That the said Lessor has granted and leased, and by these presents do grant and lease unto the said
Lessee the building located at 306 North Main Street, Mauldin, South
Carolina,

with all the appurtenances thereto belonging:
TO HAVE AND TO HOLD the same premises unto the said Lessee her Executors, Administrators and
Assigns, for the full term of One (1) year _____ Commencing on
The 10th _____ day of January, 1981, _____ and ending on
The 10th _____ day of January, 1982, _____ yielding and paying therefor
at the rate of Three Hundred (\$300.00) Dollars per month _____ payable
directly to Virginia Alexander _____

And the said Lessee her Executors, Administrators and Assigns, for and in consideration of the above
letten premises, do covenant and agree to pay said Lessor her Executor, Administrators and Assigns, the
above rent in the manner herein required.

And it is further agreed that unless the Lessee her Executors, Administrators and Assigns, shall give notice to the Lessor of the
intention to vacate the premises after such expiration, then it is hereby agreed that this Lease will be considered as extended and binding in
all of its provisions for one (1) year after such expiration; and so continue from January 10th, _____
But the destruction of the pre-
mises by fire, or other casualty, shall terminate this agreement. It is understood that the Lessee shall make no repairs at the
expense of the Lessor; and any alterations or improvements desired by the Lessee at her own cost, must be done
under the written sanction of the Lessor, and such alterations or improvements shall be surrendered to the Lessor on the
Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during her
tenancy, excepting such as are produced by natural decay, ordinary wear and tear, and unavoidable accidents. And it is also
agreed that the Lessee shall not convey this Lease or sublet the premises without the written consent of the said Lessor.

And it is further stipulated and understood by the parties present, that if one (1) _____ month's
rent shall at any time be in arrears and unpaid, the Lessor shall have the right to terminate this Lease, and it shall be law-
ful for her to re-enter and forthwith repossess all and singular the above granted and leased premises without hind-
rance or prejudice to her right to distrain for all rent unpaid at such period.

AND, lastly, it is agreed, that should said Lessee assign, transfer, sell, remove, or in any manner dispose of the
goods and chattels within the above leased premises, then the entire amount of rent would accrue for the balance of
the year's rental period, _____ shall be considered as due and payable, and the Lessor shall be
vested with the same rights as though the entire lease term had expired; but payment for the same shall entitle the said
Lessee her Executors, Administrators and Assigns, to all _____ rights of possession dur-
ing the remainder of the leased period first above set out.

It is expressly agreed that this lease may be renewed at the Lessee's option each
January 10th at the above-stated monthly terms, for an unlimited number of lease terms.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF

Virginia Alexander
Verlin E. Edwards
Billy N. Patrick

Virginia Alexander (L. S.)
Verlin E. Edwards (L. S.)
Billy N. Patrick (L. S.)

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