OLLIE FARMSWORTH ... R. M.O.

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STATE OF SOUTH CAROLINA

LEASE AND RENTAL CONTRACT

COUNTY OF GREENVILLE

This Agreement entered into this the <u>lst</u> day of December, 1966, between J.B. Bowers, hereinafter referred to as LESSOR, and Nicholls Manufacturing Company, by Ralph M. Nicholls and Erelene C. Nicholls, hereinafter referred to as LESSEE, as follows,

The Lessor herein, for and in consideration of the sum of One (\$1.00) Dollar and the rentals to be paid by the Lessee, hereby rents and leases unto the Lessee, for a period of five years, beginning December 1, 1966, and ending November 30, 1971, the following described property:

That certain building 60 feet by 100 feet now under construction by the Lessor on his land situated on the north side of U.S. Highway No. 29 near Chick Springs, Greenville County, State of South Carolina, and including therewith adequate parking space for the Lessee and their employees.

The Lessee hereby agrees to lease and rent the property above described for the stated period of five years beginning December 1, 1966, and ending November 30, 1971, and to pay to the Lessor a monthly rental of Three Hundred (\$300.00) Dollars on the first day of each month in advance during the term of this lease. In the event of non-payment of such rental when due and for a period of thirty days thereafter, the Lessor, at his option, may give the Lessee a written notice to vacate the property within thirty days from the date of such notice, and in that event, the balance of the unpaid rent on the lease shall become due and payable.

The Lessor shall be responsible for the maintenance of the roof, walls and floors of the building, and also for repairs of the heating fixtures and major repairs of the plumbing fixtures.

The Lessee shall be responsible for all bills for water, electricity and gas, and also for any minor repairs or adjustments on the plumbing fixtures.

It is agreed that the building is to be used by the Lessee in their manufacturing and sewing of garments and there shall be no change in the line of business in said building and no subleasing or assignment of this lease without the written approval of the Lessor.

It is further agreed that serious damages to or destruction of the building by fire or other casualty shall terminate this lease at the option of either party hereto. Upon termination of the lease contract, except by fire or other casualty, the Lessee agrees to leave the interior of the building in good condition, reasonable wear and tear excepted.

It is further agreed that should the Lessor desire to sell the building he shall first offer the same to the Lessee at a price to be agreed upon.



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