S.

STATE OF SOUTH CAROLINA!

COUNTY OF GREENVILLE )

By this agreement made and entered into on June 29, 1977 between ROBERT AND JOYCE GODFREY, herein refered to as lessor and MR. AND MRS. FRANK FREEMAN CARMACK ["JACKIE"] herein referred to as lessee, lessor leases to lessee the premises situated at 50 Nottingham Road in the City and County of Greenville, State of South Carolina, consisting of a house and lot, together with all appurtenances, for a term of two years, to commence on July 1, 1977 and to end on July 1, 1979.

.O .j

9 3  $m_{\rm PM}$ 

⊢்ப

 $\omega \cap$ 

8 6

4

SECTION ONE: RENT

Lessee agrees to pay, without demand, to lessor as rent for the demised premises the sum of Two Hundred (\$200.00) Dollars per month in advance on the first calander month beginning on July 1, 1977, with such payments to be made at such place as the

SECTION TWO: QUIET ENJOYMENT

Lessor covenants that on paying the rent and performing the covenants herein contained, the lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed

term of this lease.

lessor shall designate.

SECTION THREE: USE OF THE PREMISES

The demised premises shall be used and occupied by the lessee exclusively as a private residence, and neither the pre-

mises nor any part thereof shall be used at any time during the term of this lease by the lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private, single family residence. Lessee shall comply with all sanitary laws, ordinances, rules and orders of appropriate govenrmental authorities affecting the cleanliness occupancy, and preservation of the demised premises, and the sidewalks thereto, during the term of this lease.

SECTION FOUR: CONDITION OF PREMISES Lessee stipulates that he (they) have examined the demised premises, including the grounds thereto, and that they are, at the

time of this lease, in good repair and in a safe, clean, and tenable condition.

SECTION FIVE: ASSIGN-MENT AND SUBLETTING

Without prior written consent of the lessor, lessee shall not assign this lease or sublet, or grant any consession or

license to use the premises or any part thereof. A consent by the lessor to one assignment shall not be deemed to be a consent to any subsequent assingment. An assignment, subletting, concession or license without the prior written consent of the lessor, or an assignment or subletting by operation of law, shall be void and shall, at the lessor's option, terminate this lease.

Lessee shall make no alteration to the SECTION SIX: ALTERAbuilding on the demised premises or con-TIONS AND IMPROVEMENTS struct any building or make other im-

provements on the demised premises without the prior written consent of the lessor. All alterations, changes and improvements built, constructed, or placed on the demised premises by the lessee, with the exception of fixtures removable without damages to the premises and movable personal property, shall, unless otherwise provided by written agreement between lessor and lessee be the property of the lessor and remain on the premises at the expiration or sooner termination of this lease.

DONALD L. VAN RIPER ATTORNEY AT LAW 512 PETTIGRU STREET GREENVILLE, S. C. 29601 TEL. (803) 242-9958

-PAGE ONE-