

FILED
GREENVILLE CO. S.C.
APR 17 4 34 PM '79
DORRIS S. TANKERSLEY
R.H.C.

1102-737

State of South Carolina

County of Greenville

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 Randy L. Pope
lessee

for the following use, viz.: pawn and swap shop
the
commercial building and lot located on Hwy. 253 State Pk. Rd.
for the term of five years with option to renew for additional five years
with lease negotiations to be made at that time for new lease

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 Dollars
per month payable beginning first day of May 1979
and the first day of each month thereafter

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.

No alcoholic beverages are to be sold or consumed on this property.

Preston C. Blackstock gives Randy L. Pope option to buy for the sum
of forty five thousand dollars with one half of lease payment paid
during the first five years going toward purchase price, this option
comes due at the end of the first five years. Lessee is to handle all
trash removal and repair all broken glass and general upkeep of inside
of building. Lessor will maintain the outside of building.

To Have and to Hold the said premises unto the said lessee
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 24th day of April, 1979

Witness:

[Handwritten signatures of witnesses]

[Handwritten signature of Randy L. Pope] (SEAL)
[Handwritten signature of Preston C. Blackstock] (SEAL)
..... (SEAL)
..... (SEAL)

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3 MAY 17 1979

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$07.50