

State of South Carolina)
County of RICHLAND)
~~Greenville~~

I, Norman Garrison lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto M. C. Tidwell and Essie Tidwell lessee

~~XXXXXXXXXXXXXXXX~~ ALL that piece, parcel or lot of land in Greenville County
State of South Carolina, located on New U.S. Highway 29 (formerly the
Staunton Bridge Road), containing one acre with buildings and improvements
thereon and described below:
for the term of Five (5) Years, commencing March 1, 1959 and continuing until
February 28th, 1965 with the option of renewing said Lease for an additional
five (5) Years commencing March 1, 1965 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
TWENTY (\$20.00) Dollars
per MONTH payable in advance on the 1st 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.
ALL that piece, parcel or lot of land beginning at corner of River Road and
a side road facing Highway 29 and running approximately down the River Road
123 feet to a curve; thence continuing with said road approximately 148 feet
going to the edge of the hold house which is approximately 92 feet from
the rear of the new house; thence continuing to another side road and con-
tinuing up said side road to a curve and running thence approximately 178
feet to side road facing Highway 29; running thence along said road facing
Highway 29 to the beginning corner. Said distances are shown on attached
drawing (plat).

It is understood and agreed that there is located on the leased premises a
four-room block house with bath which has just been erected thereon and also
a barn and a garage.

To Have and to Hold the said premises unto the said lessee their
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 one (1) 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
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 12th day of February, 19 59
Norman Garrison

Witness:
W. Wesley Fitzgerald, M.D. (SEAL)
J. L. McQueen (SEAL)

