

THE STATE OF SOUTH CAROLINA :  
COUNTY OF GREENVILLE : L E A S E

FOR VALUE RESPECTIVELY RECEIVED, we, Annie Lee Ernest, hereinafter called the Lessor, and Bobby D. Powell, hereinafter called the Lessee, enter into the following agreement, to wit:

(1) The Lessor does hereby lease unto the Lessee that certain piece of real property situate in Greenville County, State of South Carolina, designated as 709 on Wade Hampton Boulevard, fronting 80 feet on said Boulevard, and running back a depth of 230 feet, more or less, with all improvements thereon, and including the fixtures and equipment in said building - except bowling alley and jute box, for the term, at the rental, and on the terms and conditions hereinafter named;

(2) The rental price for the use of said real and personal property shall be Three Hundred (\$300.00) Dollars per month, due and payable monthly on the first day of each month (in the month to which the rent relates), and if default be made in the payment of said rent passed the 5th day of such month, then the Lessor, at her option, may declare this lease terminated and ended;

(3) The Lessor shall keep the room and outside of the building on said property in good, safe and usable condition and repair, and the inside of said building, including windows and doors, and the fixtures and equipment, shall be kept in good, safe and usable condition and repair by the Lessee;

(4) The term of this lease shall be for a period of one (1) year, commencing April 1, 1962, and ending March 31, 1963, and the Lessee shall have the following privileges:

(a) To renew this lease for a period of two additional years - that is, until March 31, 1965, at the same rental, and on the same terms and conditions, provided he gives the Lessor 30 days written notice before the expiration of this lease of his election to exercise this privilege;

(b) To purchase the real and personal property aforesaid, same being the property covered by this lease, at the end of any calendar month while this lease; or the renewal thereof, is in force and effect, at the price of Thirty Thousand (\$30,000.00) Dollars, reduced by the amount of One Hundred (\$100.00) Dollars for each month that the full rental has been paid hereunder - including all full monthly rental payments made under the renewal herein provided for; and, upon the exercise of this purchase privilege, and the payment of the purchase price in full, the Lessor shall execute to the Lessee a title deed to said real property, and a bill of sale to said personal property, in fee simple, clear of all liens and encumbrances, property taxes on the property for the year the property is so purchased shall be pro-rated;

GREENVILLE CO. S. C.

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