

Greenville, S. C.

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LEASE

THIS INDENTURE, Made this 17th day of April

1968, by and between SHERWOOD, INC.

294 S. Pleasantburg Drive, Greenville, of Greenville County, South Carolina, hereinafter called Lessors, and JIM WALTER CORPORATION, whose post office address is 1500 North Dale Mabry Highway, Tampa, Florida, hereinafter called Lessee;

WITNESSETH: That the Lessors do hereby let, lease and demise unto the Lessee the following described property lying, being and situate in Greenville County, South Carolina, to-wit:

All that lot of land on the east side of S. C. Highway 291, 470 feet north of the intersection of Scarlett Street and Highway 291, having a frontage on Highway 291 of 175 feet and a depth of 202.6 feet on the north side and 209.5 feet on the south side, and being 190.8 feet across the rear, according to a survey made April 3, 1968 by Campbell and Clarkson, Engineers, a copy of which is attached hereto.

This lease is subject to easements to the City of Greenville for sanitary sewer as well as surface water.

TO HAVE AND TO HOLD the leased premises unto the Lessee, its successors and assigns, for the term of 4 year(s) commencing on April 17, 1968, and terminating on April 16, 1972, the Lessee yielding and paying for the same unto the Lessors, their heirs, personal representatives and assigns, as rent therefor the sum of \$ 200.00 per month payable in advance on or before the 10th day of each month during the primary term of this lease and any extension thereof. Receipt of the first month's rent is hereby acknowledged.

It is covenanted and agreed that the Lessee shall:

1. Remain the owner of all chattels, fixtures, equipment, buildings and improvements placed upon said premises and shall be permitted to remove the same within thirty (30) days after termination of the primary term of this lease and any extension thereof, otherwise the same shall become the property of the Lessors.

2. Pay all taxes on the land and buildings.

3. Furnish and supply said premises with all gas, light, electricity, heat, fuel and other utilities required or used by it and promptly pay for the same.

4. Save harmless the Lessors of and from all claims, damages, liens or lawsuits of third persons caused by any use made of the premises by the Lessee or of the improvements placed thereon by the Lessee.

(Continued on next page)

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