

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L E A S E

This Lease made and entered into this 1st day of February, 1974, by and between W. J. Alexander, hereinafter referred to as Lessor, and Edward M. Sanders, hereinafter referred to as Lessee.

WHEREAS, Lessor has agreed to lease unto Lessee the property hereinafter described for a period of four (4) years, beginning February 1, 1974, and ending on the 1st day of February, 1978.

(1) Monthly rent of \$400.00 per month shall be paid in advance for each month for the first two years of this Lease beginning on the 1st day of February, 1974, and continuing on the 1st day of each month thereafter. Monthly rent of \$475.00 per month shall be paid in advance for each month for the last two years of this Lease.

(2) It is further understood and agreed that it is the intention of the parties that any property of any description, including all personal property and anything which should be attached to the land which might otherwise become a fixture, may be removed from said property at anytime during the term of this Lease.

(3) Lessor and Lessee each agree to pay one-half (1/2) of all taxes assessed against the land. Lessor shall not be responsible for maintenance or upkeep of any sort during the period of the Lease and that Lessee will be responsible for the payment of all utilities and/or services rendered to said property, unless otherwise hereinafter agreed in writing.

(4) The property herein leased is located on the East side of the right-of-way of U. S. Highway 276, in the Town of Mauldin, County of Greenville, State of South Carolina, and is shown on County Block Book Map M 2.1, Block 5, as Lot 8. Said property is bound on the West by the right-of-way of U. S. Highway 276, for a distance of 156 feet, more or less; on the East by property of T. C. Alexander for a distance of 158 feet, more or less; on the South by Jenkins Street for a distance of 71.3 feet, more or less; and on the North by other property of Lessor, for a distance of 79.6 feet, more or less.

RECORD

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