

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

LEASE

THIS LEASE AGREEMENT, made and entered into this 3d day of March, 1975, by and between C. GRANVILLE WYCHE, of Greenville, S. C., hereinafter called "Lessor", and MARVIN W. HAMBLETON and ELISABETH E. HAMBLETON, of 26 Lockwood Avenue, Greenville, S. C. 29607, hereinafter called "Lessees",

WITNESSETH:

That for and in consideration of the payments made and to be made by Lessees as hereinafter provided and of the covenants made by Lessees hereinafter set forth, the Lessor hereby leases and demises unto Lessees the storeroom at 118 North Main Street, Greenville, S. C.

TO HAVE AND TO HOLD unto the Lessees, their heirs and assigns, for and during the term of five (5) years, commencing May 1, 1975, and ending April 30, 1980.

In consideration of the premises, Lessees hereby covenant and agree that they will pay unto Lessor as rental the sum of Five Hundred (\$500.00) Dollars per month for the first two (2) years of this Lease and the sum of Six Hundred (\$600.00) Dollars per month for the remaining three (3) years of this Lease, payable monthly in advance on the first day of each month.

Lessees shall be given possession of the premises upon the signing of this Lease, but no rent shall be charged for the months of March and April, 1975.

Lessees hereby agree to take the storeroom as it now stands and shall make all necessary repairs and improvements or alterations at their own expense and Lessor shall not be called upon to make any alterations, repairs or improvements during the term of this lease or any renewal thereof.

Should the building on said premises be destroyed or so damaged by fire or other casualty as to be rendered unfit for occupancy, this lease shall be cancelled.

Lessees shall furnish their own lights, water, heat, air conditioning and any other utilities during the term of this lease or any renewal thereof.

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