

STATE OF SOUTH CAROLINA)
GREENVILLE) CO. S. C.
COUNTY OF GREENVILLE)

LEASE AGREEMENT

For True Consideration See Affidavit

CONNIE S. TANKERSLEY
R.M.C.

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THIS LEASE AGREEMENT made and entered into by and between KENNETH D. AGNEW, of Greenville County, South Carolina, herein called "Lessor", and AMELIA M. MANN AND MARGARET M. CROMER, of Greenville County, South Carolina, herein called "Lessees".

W I T N E S S E T H:

WHEREAS, the Lessees on February 20, 1976, entered into a Purchase and Sales Contract with the Lessor under the terms of which the Lessees agreed to sell to the Lessor property known as an apartment house located at 221 East Park Avenue in the City of Greenville, Greenville County, South Carolina as shown on the Greenville County Tax Maps as Lot 11, Block 2, on Sheet 36 (hereinafter referred to as "the property"), and the Lessor and Lessees do hereby reduce to writing their agreement concerning the continued occupancy and possession under the terms of this lease of said property by the Lessees subsequent to the date of closing and delivery of title by the Lessees to the Lessor of the property.

NOW, THEREFORE, for and in consideration of the above recited consideration and in further consideration of the rentals hereinafter provided, the receipt and sufficiency whereof are hereby fully acknowledged, the Lessor and Lessees do hereby covenant and agree as follows:

I.

Subject to payment of the rentals hereinafter provided, the Lessor does hereby lease and demise unto the Lessee, Amelia M. Mann, and the Lessee, Amelia M. Mann, does hereby take as Tenant, for and during the term of her natural life that portion of the building located on the property now occupied by Amelia M. Mann and Margaret M. Cromer known as Apartment No. 1. Upon the death of Amelia M. Mann, Margaret M. Cromer shall have the right subject to the payment of the rental hereinafter provided to occupy and possess that apartment for a period of six (6) months after which the terms of this lease shall be deemed terminated in full. The Lessees reserve the right at any time on thirty (30) days notice to the Lessor to terminate this lease and to vacate the premises.

II.

The Lessees shall pay to the Lessor at all times during the term of this lease rental in the sum of \$75.00 per month which shall be due and payable on the tenth day of each month during the term hereof. All rentals from the date of delivery of the deed by the Lessees to the Lessor to the property up to the first day of the month following the date of closing shall be pro-rated and paid by the Lessees to the Lessor in advance.

III.

The Lessee, Margaret M. Cromer, agrees to exert her best efforts to maintain and supervise all apartments located in the building on said property including the interior and exterior and yard of said building and the property at the exclusive expense of the Lessor and to exert her best efforts to keep all expenses connected with the maintenance of said property at a minimum at all times and furthermore to collect all rentals and to submit them to the Lessor

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