

STATE OF SOUTH CAROLINA

FILED  
GREENVILLE CO. S.C.

1051 12-513

COUNTY OF GREENVILLE

31 3 1975

LEASE

This lease agreement made and entered into by and between John P. Abney, hereinafter referred to as the Lessor and Gordon Davis, hereinafter referred to as Lessee. This Lease is binding on the Lessee, his heirs, executors, assigns and administrators and the successors of Gordon Davis.

W I T N E S S E T H :

That for and in consideration of the rents reserved and the mutual covenants and agreements contained, it is agreed as follows:

1. The Lessor does hereby grant, bargain, demise and lease unto Lessee and the Lessee does hereby lease, hire and accept the following described property: One Thousand Two Hundred (1,200) square feet adjoining the Handee Mart Grocery Store known as A.B.C. Inc., 4515 White Horse Road, Greenville, South Carolina.
2. To have and to hold the above described property together with entrances and passagerways to said property for and during the term of Ninety-three (93) months commencing on August 11, 1975.
3. The Lessee hereby agrees to pay to the Lessor during the aforementioned term of Ninety-three (93) months, on the first day of each month the sum of Three Hundred Fifty (\$350.00) Dollars.
4. The Lessor shall be responsible for all payments of real estate taxes.
5. The Lessor shall be required to maintain fire and extended coverage insurance on said premises. The Lessee shall be required to maintain personal liability insurance for said premises.
6. It is understood and agreed that the Lessee shall pay all costs of lights, water, heat and utilities. Likewise, the Lessee shall maintain the building in proper condition suitable to its business operation. The Lessee shall be responsible for all the maintaining in good order of the plumbing, heating, and air-conditioning systems and other repairs connected with said building.
7. Should the leased premises be destroyed or so damaged by fire or other casualty during the lease period thereby rendering the same unfit for occupancy, then this lease shall cease to operate during

4328 RV-2J