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For True Consideration See Affidavit
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LEASE

WITNESSETH:

THIS LEASE made as of the fourteenth day of March,
19 77, by and between Todd J. Walter and William N. Miller, III

Lessor, (hereinafter called LANDLORD), and HTL Enterprises, Inc.,
a North Carolina corporation, Lessee (hereinafter called TENANT).

For and in consideration of Ten and No/100 Dollars (\$10.00)
and other good and valuable considerations, the receipt and sufficiency
of which are hereby acknowledged, the Landlord does hereby lease and
demise unto Tenant, upon and subject to each of the covenants and under-
takings hereinafter set forth, as well as each and every covenant,
agreement, and undertaking set forth in a certain Lease Agreement
between Landlord and Tenant and bearing even date herewith (hereinafter
called the LEASE AGREEMENT), those premises located _____

West Butler Avenue
in the City of Mauldin, County of _____
Greenville, and State of South Carolina
(hereinafter called the DEMISED PREMISES) being more particularly
described in Exhibit "A" attached hereto and made a part hereof,
together with each and every appurtenance thereunto appertaining.

To have and to hold the same for a term commencing on the
first day of September, 19 77, and ending
at midnight on the last day of August,
19 97, unless sooner terminated as in this Lease provided or per-
mitted.

Tenant shall be entitled to (four) 4 renewals hereof, each
for a term of five (5) years, upon the same
terms and conditions as herein set forth, except as to term and number
of renewals, and except as specified in this Lease, and it is agreed
that Tenant shall notify Landlord not less than sixty (60) days prior
to the expiration of the original term, or of any renewal term, of its
intention to exercise its option to renew this Lease. If the Tenant
does not give notice to exercise its option, this Lease and all succeed-
ing renewals shall terminate.

Should Tenant remain in possession of the Demised Premises
after termination of this Lease, or of any renewal term of which Tenant
shall have availed itself, or after any earlier termination provided or
permitted by the Lease Agreement, it shall be a Tenant from month-
to-month at the same rental and on the same conditions, except as to
term, as herein provided.

As an inducement to Tenant to enter into this Lease, and as an
express condition of Tenant's liability hereunder, Landlord hereby
covenants and agrees that none of them, nor any person, firm or
corporation in which Landlord, or any of them, hold in excess of a

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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