

Vol 1086 Page 857

This Lease, made the 2nd day of August 1977.

Between Curtis H. Fowler

hereinafter known as Landlord and

Paul C. Russell

hereinafter known as Tenant,

Witnesseth, That the said Landlord does hereby demise and lease unto the said Tenant

14 West Stone Avenue
Greenville, S. C.

with the appurtenances for the term of twenty-three (23) months
to commence on the first day of September, 1977, and to end on
the thirty-first day of July, 1979, at twelve o'clock noon.

And the said Tenant hereby covenants and agrees to pay unto the said Landlord, the monthly
rent of Seventy and No/100-----(\$70.00)----- dollars
payable as follows, viz: on or before the tenth day of each month

Receipt of which is hereby acknowledged. Furthermore, as additional rent the Tenant shall

perform repairs on the premises and shall paint same so as to make building
habitable. Tenant is not required to make any structural repairs.

OPTION TO RENEW: Tenant shall have the exclusive option to renew this lease for
an additional twelve (12) months upon notice given to landlord at least thirty (30) days
prior to the expiration of the term hereof.

And that at the expiration of the said term the said Tenant will quit and surrender the premises hereby demised in
as good state and condition as they were in at the commencement of the term, reasonable use and wear thereof and dam-
ages by the elements excepted.

And the Landlord does covenant that the said Tenant on paying the said rent, and performing the covenants
herein contained shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

And that if the said premises, or any part thereof, shall become vacant during the said term, the said Landlord or
agents may re-enter the same, ~~and re-let the same to any person or persons, and receive the rent thereof applying the same first to the payment of such~~
said premises as the agent of the said Tenant, and receive the rent thereof applying the same first to the payment of such
expenses as the Landlord will be put to in re-entering, and then to the payment of the rent due by these presents; and the
balance (if any) to be paid over to said Tenant, who shall remain liable for any deficiency.

And the said Tenant hereby further covenants that if any default be made in the payment of said rent, or any part
thereof, at the time above specified, or if any default be made in the performance of any other covenants or agreements
herein contained, the said hiring, and the relation of Landlord and Tenant, at the option of said Landlord shall wholly
cease and determine; and the said Landlord shall and may re-enter said premises, and remove all persons therefrom.

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