

0703

Hold Over
Tenant

40. If the Lessee holds over and continues in possession at the conclusion of the lease term, or any extension of the term, without any written agreement as to such possession, Lessor shall acquire in such possession by acceptance of additional monthly payments and Lessee shall be considered a Lessee from month to month at a rental amount equal to last payment made under the terms of the written lease and shall be subject to all other terms and conditions of this lease. Such tenancy may be terminated by either party upon the giving of 30 days notice in writing to the other party.

Saving
Clause

41. In the event any provision of this lease is declared or determined to be invalid under the laws governing this lease, the remaining terms and conditions shall remain in full force and effect and shall be binding on the parties hereto.

IN WITNESS WHEREOF, the parties named herein have set their hands and seals the year and day first above written.

(L.S.)
LESSOR RIVERSIDE LIMITED PARTNERSHIP

Witness to Lessor
Stephen H. Flaspoler

Don Sprouse (L.S.)
LESSEE DON SPROUSE

Witness to Lessee
Benjamin J. Terry

Stephen H. Flaspoler (L.S.)
THE FARMAN CO., AGENTS

Witness to Agents
Benjamin J. Terry

This is a legally binding contract; if not completely understood, we recommend you seek competent advice from your attorney.

NOTE:

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me Barry T. Terry, who made oath that he saw the within named Don Sprouse, Lessee, and Stephen H. Flaspoler, Agent, sign, seal and as their act and deed deliver the within Lease, and that he, with the other witnesses subscribed above witnessed the execution thereof.

SWORN to before me this
13th day of October, 1982.

Barry T. Terry
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires 5/8/90.

Benjamin J. Terry

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