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RESIDENTIAL LEASE AGREEMENT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Date Parties This Agreement of Lease, made and entered into this 15th day of June, 1983 by and between William E. Armstrong and Juanita Armstrong, Landlord, and Arthur Zacks and Pauline Zacks, Tenant.

WITNESSETH:

Description
And Terms

1. That Landlord, in consideration of the rent reserved herein to be paid by said Tenant and of the covenants, agreements, and conditions hereinafter contained to be kept, performed and observed by said Tenant, does hereby let and lease unto said Tenant the premises known as 302 Pryor Road Greenville South Carolina, to be used and occupied by said Tenant as a residence, and for no other purposes for the term of one (1) year beginning July 1, 1983 and ending June 30, 1984. If either the Landlord or the Tenant does not wish to renew this lease, the party not wishing to renew shall notify the other party in writing or orally not less than thirty (30) days before the expiration of this lease of such intention not to renew; otherwise this lease will be automatically renewed from month to month, and either party must give thirty (30) days written notice of termination, the Tenant's notice accompanied with the rent payment. See Rider, paragraph 1.

If the Landlord is unable to deliver possession of the premises at the commencement hereof, Landlord shall not be liable for any damage caused thereby, nor shall this agreement be void or voidable, but Tenant shall not be liable for any rent until possession is delivered. Tenant may terminate this agreement if possession is not delivered within thirty (30) days of the commencement of the term hereof.

Rent

2. That Tenant, in consideration of the use of the demised premises and of the covenants and agreements made herein by the Landlord, leases said premises and does hereby promise to pay W. Tully Johnson Realtor, agent for Landlord, as a rental, the sum of Four Hundred Twenty Five and no/100 (\$ 425.00) dollars in lawful money of the United States, payable as follows: in advance by the first day of each month during the term or any extension thereof.

Rent shall be paid at the office of W. Tully Johnson, 110 Williams Street, Greenville, South Carolina 29601

Late Charge

In the event rent is not paid within five (5) days after due date, Tenant agrees to pay a late charge of \$10.00

Security
Deposit

3. A security deposit of \$ 425.00 collected from the Tenant when this lease is executed shall be refunded to the Tenant within ten (10) days after premises have been vacated; and, upon inspection, the premises are found to be in as good condition as at the beginning of the lease, normal wear and tear accepted; and provided the covenants agreements, and conditions on the part of the Tenant have been complied with entirely. The Security Deposit is not any part of the rent herein reserved, and consequently can not be deducted from the final month's rent. *See Rider, paragraph 2.

Condition
Of Premises

4. Tenant accepts the premises in the present condition, with following exceptions: See Rider, paragraph 3.

Housekeeping

5. Tenant agrees to keep and maintain the premises in good clean condition, excepting reasonable wear and tear, and to make no alterations or additions thereon without the written consent of the Landlord, or the Landlord's agent. The Tenant agrees to promptly report any repairs which need to be made to the property. No Tenant incurred expenses shall be deducted from the monthly rent under any circumstances whatsoever. To pay for all utilities used while occupying said premises, with the following exceptions: None Indiscriminate hanging of pictures, decorative plates, pennants, plaques, stock on posters and emblems or other items of a similar nature shall be treated as damages and the security deposit referred to in Section 3 shall be forfeited in full. Tenant is also responsible for acts of their children, pets and visitors. No pets shall be brought on the premises without prior written consent of the Landlord. See Rider, paragraph 4.

Non-Liability
Of Landlord

See Rider, paragraph 5.

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