

W. E. Hart

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AND OPTION



W. F. Miles

FILED
GREENVILLE CO. S. C.
JUN 23 10 09 AM 1956
LILLIE FARNSWORTH

This agreement made and entered into by and between W. E. Hart, the lessor, and W. F. Miles, the lessee, this the 20th day of June, 1956,

WITNESSETH:

1. W. E. Hart hereby leases unto W. F. Miles all that tract of land in Greenville County, S. C., in the Bellevue Community, containing seven and one-half acres, more or less, and bounded on the west by Johnson, on the north by Sheppard, on the east by Hurnicutt, and on the south east by Ward.

2. The term of this lease shall be one year, and the rent shall be the sum of Three Hundred Twenty-Four and No/100 (324.00) for said year, payable Twenty-Seven (\$27.00) monthly in advance. The first monthly payment shall be due on July 1, 1956. The lessee shall have the privilege of occupying the premises rent free for the remainder of the month of June, 1956.

3. W. F. Miles shall have the right to make improvements and repairs, provided that these improvements and repairs are done in a workmanlike manner, and do not injure the property. All repairs and improvements shall become the property of W. E. Hart. W. E. Hart shall not be required to credit W. F. Miles with the value of any repairs or improvements.

4. The premises are accepted in their present condition, and W. E. Hart shall not be required to make any repairs at his expense.

5. During the life of this lease, W. F. Miles shall have the right to purchase this property for the sum of \$3,000.00 (Three Thousand Dollars) cash, at any time, and shall receive a good title, free of any liens or encumbrances.

6. This lease and the option above shall, at the election of W. E. Hart, be void and of no effect if W. F. Miles is more than fifteen (15) days late in paying the monthly rent payments, that is, if each monthly payment is not made on or before the fifteenth day of each month.

7. W. F. Miles shall have the right to renew this lease and option for an additional year, and this renewal shall be without notice and automatic, unless W. F. Miles gives fifteen days notice that he does not intend to renew the lease and option, that is, notice on or before June 15, 1957. This lease shall be automatically renewed, together with the option, for another additional year after the first year of renewal, unless W. F. Miles shall give notice on or before June 15, 1958. The life of this lease and option shall therefore be three years, unless cancelled by non-payment of rent at the election of W. E. Hart, or by proper notice, at the election of W. F. Miles.