

STATE OF SOUTH CAROLINA )

APR 2 11 29 AM 1958

LEASE

COUNTY OF GREENVILLE )

OLLIE W. WORTH  
R.M.C.

This agreement made and entered into this the 31 day of March, 1958 by and between Mrs. Flora H. Sherman, Mrs. Harriet H. Bozeman of the City of Greenville, County of Greenville, State of South Carolina, and Mr. David W. Hunt of the City of Columbia, County of Richland, State of South Carolina, hereinafter called the Landlords, and Mr. Troy Campbell, of the City of Greenville, County of Greenville, State of South Carolina, hereinafter called the Tenant,

## WITNESSETH:

That for and in consideration of the mutual promises and agreements hereinafter contained, it is agreed as follows:

(1) That the Landlords do hereby grant, bargain, demise and lease unto the Tenant, and the Tenant does hereby accept from the Landlords that lot of land in the State of South Carolina, County of Greenville, in the City of Greenville and being described as follows:

"All that certain lot of land at the Southwest corner of East Washington Street and Irvine Street, fronting 25 feet on East Washington Street and having a depth of 100 feet to a 10-foot alley, and being the same lot of land conveyed to the Landlords by Belle B. Hunt by deed recorded in the R. M. C. Office for Greenville County."

TO HAVE AND TO HOLD the above described premises unto the Tenant for and during the term of three (3) years, said term to commence on November 1, 1958, and to end three (3) years thereafter, unless sooner terminated as hereinafter provided.

(2) That the tenant hereby agrees to pay to the Landlords for and during said term a rental of Seven Thousand Two Hundred and no/100 (\$7,200.00) Dollars, payable Two Hundred and no/100 (\$200.00) Dollars per month for the entire term of said lease; said rent shall be payable monthly, in advance, on the first day of each and every calendar month during said term.

(3) It is further understood and agreed that should any monthly instalment of rent be past due and unpaid for more than thirty days, the landlords may, at their option, declare this lease terminated, whereupon the full rental price for the whole of the unexpired term shall be immediately due and payable, and the Landlords may enter and take possession of the premises and resort to any legal remedies prescribed by law for the enforcement of collection of the entire rent payable under this contract or to obtain possession of the leased property.

(4) It is further agreed that in the event the business is discontinued or the premises vacated before the expiration of this lease, then the full rental price for the whole of the unexpired term shall be immediately due and payable. In the event the Tenant, his heirs or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver, or makes a general assignment of his property for the benefit of his creditors, or files a petition pursuant to any state or federal law for extension of his debts, or for reorganization, or if his stock of goods, wares and merchandise should be seized under attachment, execution, or other process be not vacated or such property released within fifteen (15) days, then, and in such an event, the Landlords shall have the right, at their option, to immediately terminate this lease and re-enter the demised premises and the full rental price for the unexpired term shall then be immediately

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