

OFFICE OF THE CLERK

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STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) LEASE

THIS AGREEMENT executed this 1st day of January, 1959 at Greenville, South Carolina, by and between Vesta O. Abercrombie hereinafter called the LANDLORD, and Nona A. Ridley, hereinafter called the TENANT,

WITNESSETH:

The Landlord does hereby lease and grant unto the Tenant, the following described property:

"All that lot of land with the buildings and improvements thereon on the Northern side of Harris Street, being known and designated as the major portion of lot # 33 as shown on a plat of the property of Mrs. F.E. Harris, recorded in Plat Book C at Pages 260 and 261, having a frontage of 50 feet on Harris Street and a depth on each side of 127 feet, more or less."

This property is also known as # 23 Harris Street.

SUBJECT to the following terms and conditions:

1. This lease is to begin January 1, 1959 and is to expire December 31, 1968.
2. The agreed rental is to be \$58.00 per month payable to Fidelity Federal Savings & Loan Association. As a further consideration and as a part of the rental agreement the Tenant has already spent a considerable sum of money in repairing the dwelling located at # 23 Harris Street, and shall also be responsible for repairs and upkeep, insurance and city and county taxes. The payment of the \$58.00 per month shall be made directly to Fidelity Federal Savings & Loan Association and not to the Landlord.
3. The Tenant accepts the property in its present condition and it is distinctly understood that any repairs or improvements shall be made by her during the term of the lease.
4. In the event the Tenant fails to make the \$58.00 payment to the Fidelity Federal Savings & Loan Association, then it is distinctly understood and agreed that this lease shall be cancelled. After the loan to Fidelity Federal Savings & Loan Association has been paid in full by the Tenant, then this lease shall continue to be in effect and the agreed rental shall be the city and county taxes, insurance and upkeep.

(Continued on next page)