

AUG 14 10 25 AM 1959

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

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This agreement made and entered into this 4th day of August, 1959 by and between Riley H. Runk hereinafter referred to as the Lessor and Mrs. Leonard Howard of Greenville, South Carolina, hereinafter referred to as Lessee,

W I T N E S S E T H:

For and in consideration of the payments made and to be paid by the Lessee as hereinafter provided and of the covenants by said Lessee and Lessor hereinafter set forth, the Lessor does hereby lease, demise unto the Lessee and the Lessee does hereby lease and take the following described property, to-wit:

All that certain lot or parcel of land, situate, lying and being near the City of Greenville, in Greenville Township, County and State aforesaid, and being better known and designated as Lot No. 109 of Traxler Park Subdivision of the Realty Corporation, and shown on a plat made by R. E. Dalton, Engineer, March 1923, which plat is recorded in the R. M/ C. Office for Greenville County, S. C., in Plat Book "F", page 114, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of the Augusta Road, joint corner of Lots 108 and 109; thence with the joint line of said lots, N. 52-29 E. 354.5 feet to an iron pin; thence S. 54-08 E. 78 feet to an iron pin, joint corner of Lots 109 and 110; thence with the joint line of said lots, S. 52-27 W. 378 feet to an iron pin on Augusta Road; thence with Augusta Road, N. 36-24 W. 75 feet to the point of beginning.

TO HAVE AND TO HOLD unto the Lessee for and during the term beginning August 16, 1959 and ending at midnight August 15, 1962.

In consideration of the premises, the Lessee hereby covenants and agrees that she will pay unto the Lessor a rental of \$115.00 per month for each and every calendar month during the life of said lease, beginning on the 16th day of August, 1959, the first twelve (12) months rental to be paid in advance upon acceptance of this lease, the remaining rental to be paid on a monthly basis in advance and the receipt for the first twelve (12) months rental of \$1,380.00 is hereby acknowledged.

The Lessor hereby gives the Lessee the right and option of extending said lease upon its expiration upon such terms and conditions as the Lessor and Lessee may agree. In order to exercise said option

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