

AUG 6 3 02 PM 1962

PYLE & PYLE ATTORNEYS

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) L E A S E

This lease made and entered into by and between Homer Styles, Lessor, and M. G. Batson, Lessee:

W I T N E S S E I H

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

(1) That the Lessor hereby grants, bargains and leases unto the Lessee, and the Lessee does hereby lease, hire and accept from the Lessor a certain building of masonry and concrete block construction with glass front, said building to be 36 feet by 48 feet situate on the northerly side of By-Pass No. 291, Greenville County, South Carolina on a lot purchased by Lessor by deed recorded in Deed Book 653 at Page 379, together with a reasonable amount of space on the side of said building to be used for parking purposes.

(2) To have and to hold the above described premises, together with all rights, easements and appurtenances thereunto belonging unto the Lessee for the full term of five (5) years beginning June 15, 1962.

(3) Lessee hereby agrees to pay to Lessor for said lease the sum of Seven Thousand Two Hundred and no/100 (\$7,200.00) Dollars, payable at the rate of One Hundred Twenty and no/100 (\$120.00) Dollars per month, payable in advance.

(4) It is mutually agreed that the Lessee, accepting the building in its present condition, shall make no alterations or additions to said building without the written permission of Lessor, and if such are made same shall be at the expense of Lessee, any permanent improvements or additions to said buildings or to the premises thereon, shall be and become the property of the Lessor at the termination of this lease. It is agreed that Lessor is to be responsible only for the upkeep of the roof and outside walls, but is in no wise to be responsible for any damage caused by any defect or repair of said roof.

(CONTINUED ON NEXT PAGE)