

JAN 27 12 43 PM 1964

STATE OF SOUTH CAROLINA:

COUNTY OF GREENVILLE

: OLLIE F. WORTH
A.M.C.

LEASE

AGREEMENT made and entered into this the *Twentythird* of January A.D. 1964, by and between Mrs. Ellie Copeland, herein known as the Lessor, and Mr. J. Ralph Reece, herein known as the Lessee; sets forth:

That for and in consideration of the monthly rental of Two Hundred and No/100 Dollars (\$200.00, beginning January 1, 1964, the Lessor hereby lets, leases and rents to the said Lessee for a period of Three (3) years from January 1, 1964, that certain lot of land on the west side of Trade Street, in the City of Greer, together with the two story brick building thereon situate, known as the Sexton Building, now occupied by the Lessee; and further gives to the said Lessee the right, privilege and option of extending this lease for an additional Two Years from the expiration date hereof, upon the same terms, provided the said Lessee gives to the Lessor at least ninety (90) days notice in writing before the expiration date of this agreement, of his desire and intention to so renew and extend the lease.

The Lessee accepts the rental and occupancy of said lot and building for the time specified and on the terms mentioned, and agrees to pay the said rental at the times specified, to take all reasonable and proper care of the building and premises, and to return the same to the Lessor at the expiration of this Lease, or any extension and renewal hereof, in the same condition as when received by him, ordinary wear, tear and usage thereof excepted.

The Lessor is to keep the roof of the said building in good and safe condition so as not to cause any damage to

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