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GREENVILLE S.C.  
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BOOK 774 PAGE 23

STATES OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE F. SWORTH  
R.M.C.

L-E-A-S-E

This agreement made and entered into this 5th day of February 1958 by and between Mrs Ruby H. Kennemore, hereinafter referred to as "Lesser" and G J Scarr hereinafter referred to as "Lessee".

WITNESSETH:

1. That the Lesser, in consideration of rentals and covenants herein, does hereby grant, bargain and lease unto the Lessee for a period of ten years, with option to renew for ten more years on the same terms, beginning February 1, 1958, and ending January 31 1968, or, and if renewed, 1978, the following described premises: The space on Augusta Road between McPherson Lane and the store now occupied by Convenient Feed Center, the Feed Center being No. 2015 Augusta Road, the space measuring approximately 75 feet on the East side of Augusta Road from McPherson Lane to Convenient Feed Center building.

R.H.K.  
R.

2. The Lessee agrees to pay to Lesser for and during the period of said lease a rental of \$75.00 for month of February 1958, and \$75.00 for the Month of March 1958, and for each and every month thereafter one hundred and fifty dollars per month until the termination of this lease of ten years, <sup>(or total of)</sup> ~~and~~ twenty years, if renewed. Said rent to be due and payable in advance on the first day of each calendar month during said period, or periods, the first payment to be due February 1, 1958.

3. Should any installment of rent be past due and unpaid for a period of 30 days after the same is due, the Lesser may, at her option, after giving five (5) days notice in writing, either:

a. Declare the full rental for the ensuing twelve months due and payable immediately, and may resort to any legal remedies at law or in equity for the enforcement or collection of the rent, and in addition to recover damages for the breach of said covenants, or

b. Declare this lease terminated and enter and take possession of the leased premises and thereafter hold the same free of any rights of the tenant, or lessee, to use said premises by the Lessee. Nevertheless, have the right to recover from the Lessee any and all sums which, under the terms of this lease may then be due and payable for the use of the premises, provided the Lessee shall not have paid