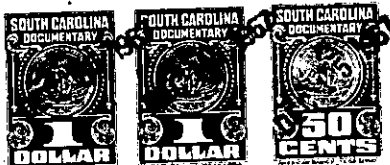


Plat Recorded in Deed Book 834 Page 520



BOOK 834 PAGE 517

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AND RENTAL AGREEMENT

This Lease and Rental Contract entered into this the 30th day of November, A. D., 1967, by and between Annie Moon Kendrick, Richard Perry Turner, Jr. and Sylvia Turner Patterson, hereinafter referred to as LESSORS, and Lawrence Girard and Benjamin Gause, hereinafter referred to as LESSEES,



WITNESSETH

For and in consideration of rentals agreed to be paid and covenants herein contained, the Lessors do hereby lease, let and demise unto the Lessees:

All that certain lot of land and building located hereon, lying on the west side of South Main Street in the City of Greer, County and State aforesaid, being known as #206 South Line Street and being the exact property as delineated and shown on plat made for R. P. Turner Estate by John A. Simmons, Registered Surveyor, dated May 21, 1960, a copy of which is attached hereto and made a part of this instrument.

The term of this lease shall be for a period of five years, unless terminated sooner by conditions specified herein or by exercise of option herein contained, the five year period to begin on November 30, 1967, and to terminate at midnight, October 29, 1972. *WJP*
OPTG
amk

For the use and occupancy of the premises, the Lessees agree to pay a monthly rental of One Hundred and No/100 (\$100.00) Dollars, in advance of each month, except that such rentals shall not be considered in arrears if paid not later than the 10th day of any current month. If the Lessees should fail to pay such rental before the 10th day of each month, in advance, the Lessors may notify the Lessees of such arrears, in writing, and if default is not cured within fifteen days thereafter, the Lessors, may forthwith declare this lease at an end and enter upon the premises and take possession thereof without hindrance and without any liability for damages. It is contemplated that the Lessors are to make certain improvements to the premises at the expense of the Lessees in the amount of Two Thousand and No/100 (\$2,000.00) Dollars due and payable at the rate of Fifty and No/100 (\$50.00) Dollars per month along with the above stated rental payment until the Two Thousand and No/100 (\$2,000.00) Dollars is paid in full. It is understood that the Fifty and No/100 (\$50.00) Dollars per month payment shall be added to the regular monthly rental and be a part of the rental of the premises, and the Lessors shall have all rights of collection as may be in force to collect the regular monthly rental. At the conclusion of the payment of the Two Thousand and No/100 (\$2,000.00) Dollars, the monthly rental shall be One Hundred Twenty-Five and No/100 (\$125.00) Dollars per month in lieu of One Hundred and No/100 (\$100.00) Dollars per month as stated above.

It is agreed and understood that the Lessors shall keep the roof of the building in a good state of repair. Should the Lessees wish to make any minor interior alterations on the structure of the interior or change the walls, they may do so only with the approval of the Lessors. Any other necessary and desirable repairs to the building shall be made solely at the cost and responsibility of the Lessees. If any interior wall changes shall be

(Continued on next page)