

Revised 12/1



BOOK 839 PAGE 599

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE



THIS IS AN AGREEMENT between JAMES P. MOORE and OTIS P. MOORE, hereafter called "Moore," and JAMES B. LITTLE, hereinafter called "Little."

1. Moore shall lease to Little, upon the terms and conditions set forth below, the following described property:

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WPA

All that parcel of land in the City of Greenville, County of Greenville, State of South Carolina, bounded by Mills Avenue, Augusta Street and Otis Avenue, said property having a frontage on Mills Avenue of 266.3 feet, a frontage on Augusta Street of 213.1 feet, and a frontage on Otis Avenue of 255.9 feet.

except such portion as may be required to be conveyed to the State Highway Department under terms of the special permit issued by the City of Greenville on September 13, 1966.

7/21/67

2. The term of the lease will be fifteen (15) years. The lease will be renewable in increments of ten (10) years for three (3) successive renewal periods, and for five (5) years for the fourth renewal period, the total of the initial term and renewals being fifty (50) years. The renewals will be automatic unless Little gives notice that he does not intend to renew six (6) months prior to the termination of the prior term. In no event shall the original term be less than the length of time required to pay off the mortgage referred to below. The term of the lease shall begin on January 1, 1967. No rent shall be payable with respect to a six (6) months period from January 1, 1967 to July 1, 1967, although this lease shall otherwise be in force.

3. The rent for the premises will be in the sum of Eleven Thousand Dollars (\$11,000.00) per year for the first fifteen (15) years or five

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Agreement to Lease
for Greenville
Inc. See Book 839 Page 599