

STATE OF SOUTH CAROLINA)
) OLLIE FARNSWORTH
COUNTY OF GREENVILLE.) LEASE

This Lease executed this the 22nd day of January, 1970, by and between Edna C. Williams and Ralph Ray Williams, hereinafter called Lessor, and G. D. Couch, hereinafter called Lessee,

WITNESSETH:

That for and in consideration of the mutual covenants and agreements herein contained, Lessor has leased and by these presents does hereby lease unto Lessee for and during the term of his lifetime, the garage apartment and workshop located on the property hereinafter described:

"All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a survey for G. D. Couch prepared October 14, 1969, by Campbell and Clarkson and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an old iron pin at the intersection of Spruce Street and McDowell Street and running thence with the northern side of McDowell Street, N. 84-08 E. 157.7 feet to an old iron pin; thence N. 16-52 W. 193 feet to an iron pin; thence S. 80-53 W. 74 feet to an iron pin on the eastern side of Spruce Street; thence with the eastern side of Spruce Street, S. 8-22 W. 191.1 feet to the point of beginning."

The parties hereto, for themselves and their respective heirs and assigns, do hereby agree as follows:

1. Rent Reserved. Lessor hereby reserves and Lessee hereby agrees to pay on the first day of January of each year during the term of this lease the sum of One Dollar.
2. Repairs, Insurance and Taxes. Lessee covenants that he will, at his own expense, keep and maintain said garage apartment and workshop in good order normal wear and tear excepted and that he will pay the real estate taxes allocated to said garage apartment and workshop and that he will insure said garage apartment and workshop.
3. Payment for Utilities. Lessee covenants that he will pay for all water, gas and electricity used on the premises during the continuance of this lease.
4. Assigning and Subletting. Lessee shall have the right to assign this lease or to sublet the premises without first obtaining the written consent of the Lessor.

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