

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) L E A S E

This indenture by and between M. G. BATSON, hereinafter called Lessor, and LARRY M. BATSON and SIDNEY L. DAVIS, hereinafter called Lessee.

W I T N E S S E T H:

WHEREAS, Lessor is desirous of leasing to Lessee certain premises hereinafter described and Lessee is desirous of leasing from Lessor said premises.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

(1) TERM: Lessor hereby leases and demises to Lessee and Lessee hereby hires, leases and takes from Lessor the following described property (hereinafter called the premises), to-wit:

"All that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, on the easterly side of Rutherford Road, containing 2½ acres, more or less, together with all buildings and improvements thereon and operated as Suburban Motel."

The term of this lease shall be one year beginning January 1, 1971.

(2) RENT: The annual rental agreed upon between the parties shall be Twelve Thousand and no/100 (\$12,000.00) Dollars, which Lessee agrees to pay in lawful money of the United States in equal monthly installments of One Thousand and no/100 (\$1000.00) Dollars in arrears on the first day of each month during said term at such place as Lessor may designate.

(3) ASSIGNMENT AND SUB-LETTING: This lease shall not be assigned or transferred nor shall the premises be sub-let.

(4) MAINTENANCE OF PREMISES: Lessor covenants that he will at his own expense keep and maintain in a good state of repair the exterior of the leased buildings including the roofs, walls, foundations, plate glass and structural elements of the demised premises, together with the electrical, plumbing, heating and air-conditioning systems, and Lessee shall keep and maintain in a good state of repair the interior of said buildings and demised premises and Lessee shall paint at his own expense the interior of said buildings as often as he may deem necessary.