

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE AGREEMENT.

This lease entered into on this the the ___ day of March 1969 by and between Linnie (Mrs. Belvin) Clayton, hereinafter referred to as the Lessor and W.J. Adcock, hereinafter known as the Lessee, witnesseth;

The Lessor herein, for and in consideration of monthly rental payments stipulated herein, hereby rents and leases unto the above named Lessee for a period of Five Years beginning April, 14th., 1969 and ending April, 14th., 1974, the following described real property;

"That certain building or store room located on the East side of Trade Street in the City of Greer, said State and County, Chick Springs Township, having a frontage of 15 feet ~~feet~~ 9 1/2 inches on said Street, designated as No. 226 Trade Street, and being the building now occupied by O.K. Barber Shop"

It is agreed that this building is to be used and occupied for the purposes of operating a barber shop therein.

The Lessee hereby agrees to lease the described property for the period of time stated above, and to pay unto the Lessor amonthly rental One Hundred (\$100.00) Dollars, payable monthly on or before the 10th., day of each successive month, and if the Lessee should default in ~~the~~ two monthly rental payments, the Lessor may declare this lease terminated and take immediate possession of the premises and exercise her rights for any rentals which may accrue or be due.

The Lessor agrees to keep the structural part of the building in good repair, including the roof and the floor, but she shall not be responsible for damages caused by leaks until after notice thereof, and a reasonable time in which to make the necessary repairs.

The Lessee is to be responsible for all repairs to plumbing and light fixtures, and for any parting of the building. He may make interior alterations to suit his business, provided the same does not injure the building in any way. The Lessee is to also be responsible for water, heat and power used during the term of this lease.

The Lessee is not to have or allow any unlawful or offensive use of the premises and will comply with all laws, orders, rules and regulations of all legal authorities with respect thereto, that he will surrender the premises at the end of the term of lease in as good condition as received, natural and reasonable wear and tear, damage by fire or other casualty for which the Lessee is not responsible is excepted.

It is mutually agreed that in case of fire or other casualty, the rents shall cease for such period as the damaged premises shall be wholly untenable, but as suited for operation of Lessee's business, and shall be reduced by just and reasonable amount for such period as the same shall be partially untenable.

The Lessor grants unto the Lessee the right of option to renew this lease for an additional period of Five Years, commencing April, 14th., 1974, and if this right is exercised by Lessee, this lease shall finally expire at midnight April, 14th., 1979. Should Lessee decide to exercise this right of renewal of lease, notice thereof must be given in writing at least sixty days prior to April 14th., 1974, such renewal shall be upon the same terms and stipulations as set forth herein.

It is mutually agreed by and between the parties hereto, for themselves and their respective heirs, legal representatives, successors and assigns, that all of the rights, duties, terms, conditions, agreements and covenants herein set forth shall run with said leased premises, and shall insure and apply to and bind the heirs, legal representatives, successors, and assigns for said parties respectively.

Over



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RECORDED
GREENVILLE CO. S. C.
MAY 5 1 02 PM '71
OLLIE FARNSWORTH
R. M. C.