

RECORDED
PAID \$ 3.50

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LEASE

FILED
GREENVILLE CO. S. C.

MAY 14 11 36 AM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

THIS LEASE made and entered into by and between The South Carolina National Bank,
Trustee Under Will of R. E. Houston with R. E. Houston, Jr., co-trustee

(hereinafter referred to as "Lessor"), and Home Credit Co. of Poinsett, Inc.

(hereinafter referred to as "Lessee"),

WITNESSETH:

The Lessor does by this agreement lease unto the Lessee the following described property, to-wit:

The first floor (except the three small rooms at the rear of the first floor, separated by partition from the rest of the first floor) of the two-story brick building known as 107 East North Street, located on the north side of East North Street, in the City of Greenville, State and County aforesaid, comprising approximately 30 feet width on East North Street and a depth of approximately 75 feet, the said described leased property being hereinafter sometimes referred to as the "leased building",

upon the following conditions and covenants:

1. The term of this lease shall be for a period of Five years beginning 5/1/71 and ending 4/30/76

2. The Lessee agrees hereby to pay to the Lessor for the use and rental of the property during the lease term a total rental of \$ 19,500.00 which shall be payable in Sixty equal monthly installments of \$ 325.00 each, one such monthly installment to be payable on or before the tenth day of each month during the term of this lease. The Lessor does designate hereby

The South Carolina National Bank,
Trustee Under Will of R. E. Houston
P. O. Box 969
Greenville, South Carolina 29602

as its agent to receive and collect said rent which the Lessee agrees to pay to the agent until such time as the Lessee is notified by the Lessor in writing to pay said rental to some other person, firm or corporation.

3. The Lessee shall have the right to extend or renew this lease upon the same terms and conditions herein set forth for an additional period of Five years at a rental of ~~325.00~~ to be agreed upon, provided the Lessee gives to the Lessor or its agent notice of the exercise by the Lessee of this right or option not less than three months prior to the expiration of the original lease term. If the Lessee fails to exercise its right to extend or renew this lease as provided herein, then the Lessor shall have the right during the last thirty days of the lease term to show said premises to any other prospective tenant at such times as may be convenient to the Lessee.

4. The Lessee shall have the right to sublet the premises or assign this lease, or any part thereof, to any corporation which is a subsidiary of or affiliated with the Lessee without obtaining the permission or consent of the Lessor, and shall have the right to assign this lease or sublet the premises to any other person, firm or corporation without first obtaining the consent of the Lessor; provided, however, if there is any default in the payment of the rent due hereunder, the Lessee in such event will assign to the Lessor any sublease made by it if the said default is not corrected within the time permitted by the terms of this lease. The Lessee shall remain liable for the payment of the rent due hereunder notwithstanding any assignment or sublease.

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