

FILED
GREENVILLE CO. S. C.

APR 17 11 29 AM '72

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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

L E A S E

This Lease made and entered into this 31st day of January, 1972, by and between W. J. Alexander, hereinafter referred to as Lessor, and Edward M. Sanders, hereinafter referred to as Lessee.

WHEREAS, Lessor has agreed to lease unto Lessee the property hereinafter described for a period of one (1) year, beginning February 1, 1972, and ending on the 1st day of February 1973.

(1) Monthly rent of One Hundred Seventy-five (\$175.00) Dollars per month shall be paid in advance for each month for the term of this Lease, beginning on the 1st day of February, 1972, and continuing on the 1st day of each month thereafter during the term of this Lease.

(2) It is mutually agreed that the Lessee shall have the option to extend this Lease for a further term of one (1) year, to wit, from February 1, 1973 to February 1, 1974, provided the Lessee shall give to the Lessor, on or before February 1, 1973, proper notice of his election to take such extension at a rental of One Hundred Seventy-five (\$175.00) Dollars per month.

(3) It is further understood and agreed that it is the intention of the parties that any property of any description, including all personal property and anything which should be attached to the land which might otherwise become a fixture, may be removed from said property at anytime during the term of this Lease.

(4) Lessor agrees to pay all taxes assessed against the land hereby leased as it now exists, with the understanding that Lessee will pay any additional taxes resulting from additions or improvements made to land during the term of this Lease. Lessor shall not be responsible for maintenance or upkeep of any sort

