

STATE OF SOUTH CAROLINA)
 :
) LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS LEASE AGREEMENT, executed this 20th day of February, 1972, by and between PATRICIA KONDUROS and MRS. GEORGE P. MANOS, hereinafter referred to as "LESSOR", and JAMES CONITS, hereinafter referred to as "LESSEE",

W I T N E S S E T H :

NOW, THEREFORE, in consideration of the mutual terms, conditions and covenants set forth herein, the Lessor does hereby demise and lease unto the Lessee the following described property:

Lot and store building known as
109 College Street in the City of
Greenville, South Carolina.

The parties hereto, for themselves and their representatives and assigns, do covenant and agree as follows:

1) Lessee does hereby agree to pay and the Lessor does hereby agree to accept, for the premises described hereinabove, the sum of Two Hundred Dollars (\$200.00) per month, payable in advance on the first day of each and every month during the term of this Lease Agreement. It is agreed that monthly rental shall begin March 1, 1972, and the term of this Lease shall be for a period of two (2) years from said date and terminating February 28, 1974.

2) It is understood by and between the parties hereto that the Lessee shall take the premises in its present condition.

3) Lessee agrees to take the building as is. The Lessor shall maintain the exterior walls and roof of the building, and the Lessee shall maintain all other maintenance and upkeep of said building, including plumbing, heating and air-conditioning, and utilities utilized or to be utilized at the expense of the Lessee. Lessee further covenants that it will keep and maintain the remainder of the premises in good condition and repair and at the termination of this lease agreement shall

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FILED
GREENVILLE CO. S. C.

MAR 1 25 PM '72

OLLIE F. BENSORTH
R.H.C.