

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this 29th day of June, 1973, by and between SHERMAN DOUGLAS BUD COX, hereinafter called "Landlord", and JAMES R. WILLOUGHBY, hereinafter called "Tenant".

WITNESSETH:

1. FOR AND IN CONSIDERATION of the rentals, covenants and conditions herein set forth, the receipt and sufficiency whereof are hereby acknowledged, Landlord does hereby lease and demise unto Tenant and Tenant does hereby take as Tenant under the terms, conditions and rentals hereinafter provided, the following described real estate, to wit:

ALL that piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being on the western side of Highway No. 25 in Saluda Township, Greenville County, South Carolina, containing 2 acres, more or less, and being shown and designated as Tract No. 5; on a plat made by J. R. McClure, S.C. Reg. L. S. 3438, entitled "Survey for Mrs. Cammie Banks" revised September 10, 1970, and having been dated August 14, 1970.

2. TO HAVE AND TO HOLD the same together with all rights, easements, and appurtenances for a period and during the term of one (1) year, commencing on JUNE 29, 1973 and ending on midnight on JUNE 29 1974, together with one (1) option to Tenant to extend the term of this Lease Agreement for an additional four (4) year period, which option shall be exercisable by Tenant by giving Landlord thirty (30) days prior written notice of intent to exercise said option, provided however, it is understood between the parties that all the terms and conditions of this Lease Agreement shall remain in effect during said extension thereof.

3. The Tenant shall pay unto the Landlord the sum of Seventy-five (\$75.00) Dollars per month during each and every month of the term hereof, including any extension, which rental shall be due on the first day of each month and shall be paid at such places as the Landlord shall designate from time to time in writing delivered to the Tenant.

4. Tenant shall have the right to assign, sublease or license the whole or any part of the demised premises, provided that said assignee assumes the covenants, obligations and rentals herein provided and further provided that in the event of the subleasing of the entire premises by Tenant, Tenant shall have no further responsibility under this Lease Agreement.

JUL 3 11 54 AM '73
DORRIS S. TARKERSLEY
R.M.C.

LEGAL DESCRIPTION

TERM

RENTAL

SUBLEASES

Law Offices
Horton, Drawdy, Dillard,
Marchbanks, Chapman
and Brown, P. A.
Greenville, S. C.

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