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DONNIE S. TANKERSLEY  
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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE

THIS LEASE AGREEMENT, made and entered into this 5<sup>th</sup> day of January, 1974, by and between JACK S. TODD, 103 Church Street, Simpsonville, South Carolina, as Administrator, C.T.A., of the Estate of Taro Toy Todd, Jr., Deceased, hereinafter referred to as "Lessor"; and TIMOTHY CURTIS PENNINGTON, SR., Route 1, Gray Court, South Carolina, hereinafter referred to as "Lessee".

W I T N E S S E T H:

In consideration of the mutual covenants hereinafter set forth, the parties hereto, for themselves, their heirs, successors and assigns, agree as follows:

1. That the Lessor hereby leases to the Lessee and the Lessee hereby rents from the Lessor the front half of that certain building located at 118 Hedge Street, Simpsonville, South Carolina, said premises to be used for a business of paint contracting and home repairs.

2. That the term of this lease shall be for a period of two (2) years, with the lease being effective as of February 1, 1974, and ending January 31, 1976, with rent for the first twelve (12) months being an amount of \$70.00 per month payable in advance on or before the fifth day of each month, and with the rent for the second twelve (12) months being an amount of \$80.00 per month payable in the same manner.

3. The Lessor shall keep the building insured for damage by fire and multi-peril hazard.

4. The Lessor shall pay Town and County property taxes at the same level as the amount paid for 1973, and any increase in Town or County taxes as a result of improvements or increased millage shall be paid by the Lessee.

*[Handwritten signatures]*

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