

JUL 2 10 25 AM '74

DORNE S. TANNERLEY
S.M.C.STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

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THIS AGREEMENT, entered into this 10 day of September, 1974,
by and between Ernest V. Chapman, hereinafter referred to as Lessor,
and Winston F. Woodward or his assigns, hereinafter referred to as
Lessee:

WITNESSETH:



That for and in consideration of the mutual covenants herein
contained and the rental to be paid to the Lessor by the Lessee, it
is agreed as follows:

1. The Lessor does hereby rent, lease and demise unto the
Lessee, the following described premises:

That certain building located on the Greer Highway
near Marietta, South Carolina, now known as the Foothills
Restaurant and being approximately 40 by 50 feet in size.
Lease shall include parking space in front of the building
which consists of approximately 118 feet from the corner
of the Bank parking lot, and the adjoining parking lot on the
side of said Restaurant.

2. The term of this lease is for a period of five (5) years
commencing ~~November 1, 1974~~ ^{November 1, 1974} and terminating ~~October 31, 1979~~ ^{November 30, 1979}.

3. The Lessee agrees to pay as rent during said period the
sum of Three Hundred Fifty and No/100 (\$350.00) Dollars, per month
for each and every month, said rental being payable in advance on or
before the 5th day of each month. Provided however, that the last
months' lease payment, that is for ~~September, 1979~~ ^{November, 1979}, shall be payable
in advance upon the commencement of this Lease. If this Lease is
continued through the termination of the five (5) year period, then
this amount shall be credited towards last months' rental. However,
if for any reason this lease is terminated prior to said time, said
deposit shall be returned to the Lessee provided the premises are
left in good condition, ordinary wear resulting from careful useage
and damage by the elements without fault on part of Lessee, alone
excepted.

4. The Lessee agrees to maintain the interior of the demise
premises (excepting structural parts) in as good condition as received
excepting normal wear and tear, and to replace any broken glass in
or on the demise premises. The Lessor agrees to make all necessary



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