

GREENVILLE COUNTY

Feb 9 2 00 PM '76

RECORDED IN THE
OFFICE OF THE CLERK OF COURTS
GREENVILLE COUNTY
SOUTH CAROLINA

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

THIS LEASE made in Greenville County, State of South Carolina, this 9th day of February, 1976, between Roger G. Perry and Elizabeth M. Perry, hereinafter referred to as the lessors, and Chemsiz, Inc., hereinafter referred to as the lessee, witnesseth:

1. The lessors, for and in consideration of the agreements of the lessee hereinafter mentioned, hereby lease to the lessee, and the lessee hereby leases from the lessors, the premises located on Saluda Lake Road, Greenville County, State of South Carolina, described as follows:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown on a plat thereof entitled "Survey for Roger G. Perry" dated December 15, 1975, prepared by Piedmont Engineers-Architects-Planners and recorded in the R. M. C. Office for Greenville County in Plat Book 5Q at page 26, reference to which is hereby craved for a more particular description thereof.

2. This lease is for the term of twelve (12) months beginning on the first day of March, 1976, and ending on the 28th day of February, 1977, unless sooner terminated as hereinafter provided.

3. The lessee shall pay as rent for said premises Three Hundred Fifty (\$350.00) Dollars a month payable in advance on the first day of each month during the term of this lease.

4. The lessee shall pay all charges for light, heat, fuel, power and water furnished or supplied to or on any part of the premises.

5. The lessors shall pay all taxes and assessments, ordinary and extraordinary, general and specific, which may be levied or assessed on the demised premises.

6. The lessors shall be responsible only for the repairs and maintenance of the roof and exterior walls of the leased premises. All other maintenance and repairs shall be the exclusive responsibility of the lessee.

7. The lessee shall pay all reasonable costs, attorneys' fees and expenses that shall be made and incurred by the lessors in enforcing the agreements of this lease.

8. The lessee shall keep the premises in as good repair as the same shall be at the commencement of the term, wear and tear arising from

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