

State of South Carolina

FILED
MAY 5 9 41 AM '76
DONNIE S. TANKERSLEY
R.M.C.

NO 1035 803

County of GREENVILLE

Thomas Harry Deal

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

William Val Dick

2903 Wade Hampton Blvd. Greenville, S.C.

lessee

for the following use, viz.: House building and property zoned commercial located at 1608 Easley Bridge Road, Greenville, S.C.

the

LEASE TO RUN

for the term of One Year (1-year) with an option to renew for one year starting April 1, 1976.

and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of \$300.00 THREE HUNDRED & * * * * * No/100) * * * * *

Dollars

per Month payable in advance by April 29, 1976

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

*Lessee to keep building and property in good order and upon termination of the lease to return building in good order less normal wear and tear.

William Val Dick

To Have and to Hold the said premises unto the said lessee executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party One (1) months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 1st day of April 1976.

Witness: William Val Dick

Thomas Harry Deal (SEAL)
William Val Dick (SEAL)

Brenda Allen
Martha Sheppard
Martha Sheppard

(SEAL)
(SEAL)

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