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DONNIE S. TANKERSLEY
R.M.C.

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

THIS AGREEMENT, made and entered into this 30 day of July, 1976 by and between Preston S. Marchant, herein called the "Owner" and Lob-Steer House, Inc., a South Carolina corporation with its principal offices in Greenville, S. C. herein called the "Tenant" ,

WITNESSETH

FOR AND IN CONSIDERATION of payment of the rentals hereinafter set forth by the Tenant to the Owner and in further consideration of the mutual covenants herein contained the parties hereto do expressly covenant, contract and agree as follows:

- (1) Owner agrees to lease to Tenant, and the latter agrees to take as such, certain property situate near the City of Greenville, County of Greenville, State aforesaid on the southerly side of S. C. Highway No. 291, being known and designated as a portion of Lots 23, 24, 25, 26, 27, 28, 29, and 44, as shown on plat of "Paramount Park" prepared by Piedmont Engineering Service in July, 1949, recorded in Plat Book W at Page 57 and being more fully shown on the attached sketch hereto affixed and made a part hereof, and being the identical premises occupied heretofore by the tenant in the operation of its business under an oral lease arrangement.
- (2) Tenant agrees to pay and Owner agrees to accept, a monthly rental of \$2500.00 per month during the entire term (as hereinafter set forth) of this Agreement which sum shall be payable in advance on the 1st day of each and every month commencing August 1, 1976 and with the final payment due and owing July 1, 1982.
- (3) The term of said lease shall be for a period of six years commencing August 1, 1976 and terminating at midnight, July 1, 1982.
- (4) During said term, the Tenant shall bear and pay for at its own expense all property taxes due and to become due, all utilities used upon said premises, including gas, electricity, or water, any and all repairs that may be necessary for the proper upkeep of said premises and for the proper upkeep of all fixtures and equipment situate and upon said premises, the replacement of any worn out or broken equipment, furniture or fixtures of any kind, the repairs to all interior and exterior walls as well as the roof of the building situate upon said premises and any and all maintenance necessary to keep the building situate upon said premises, the furniture, fixtures, equipment, utilities in good working order, reasonable wear and tear alone accepted.

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