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THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

FORM NO. 17  
Fant's Book Store, Anderson, S. C.

THIS INDENTURE, made and concluded at \_\_\_\_\_ this 9th day  
of AUGUST \_\_\_\_\_ nineteen hundred and SEVENTY SIX by and between  
JAMES H. DAVIS, the Lessor of the  
first part and KENNETH COKER, the Lessee of the second part,

WITNESSETH, That the said Lessor has granted and leased, and by these presents do grant and lease unto the said  
Lessee KENNETH COKER,

ALL THE EQUIPMENT AND BUILDING - FORMERLY OPERATING AS "JAMES H. DAVIS  
SHELL SERVICE AND GROCERY" INCLUDING THE FOLLOWING EQUIPMENT -  
1 ICE MACHINE, 1 COCA COLA BOX, 1 ICE CREAM BOX, 2 MEAT COOLERS, 1  
AIR CONDITIONER, BURGLAR ALARM SYSTEM, 1 CASH REGISTER, AND 1 ADDING  
MACHINE, KENNETH COKER SHALL BE RESPONSIBLE FOR MAINTENANCE ON THIS  
EQUIPMENT, AND KEEP IT IN GOOD WORKING CONDITION.

with all the appurtenances thereto belonging:  
TO HAVE AND TO HOLD the same premises unto the said Lessee HIS Executors, Administrators and  
Assigns, for the full term of 60 Months with option for additional 60 Months Commencing on  
The 10th day of AUGUST, 1976 and ending on  
The \_\_\_\_\_ day of \_\_\_\_\_ yielding and paying therefor  
at the rate of ONE HUNDRED (\$100.00) per MONTH, payable  
AUGUST 10th, 1976, AND EACH MONTH THEREAFTER FOR THE DURATION OF THIS  
LEASE

And the said Lessee HIS Executors, Administrators and Assigns, for and in consideration of the above  
letten premises, do covenant and agree to pay said Lessor HIS Executor, Administrators and Assigns, the  
above rent in the manner herein required.

And it is further agreed that unless the Lessor give notice in writing to the Lessee previous to the expiration of the  
period herein specified by the Lessor of his desire to have possession of the premises, or to change the condition  
of the Lease after expiration, or the like notice be given by the Lessee to the Lessor of his intention to  
vacate the premises after such expiration, then it is hereby agreed that this Lease will be considered as extended and binding in  
all of its provisions for \_\_\_\_\_ after such expiration; and so continue from \_\_\_\_\_  
until such notice be given by either party previous to the expiration of such extended term. But the destruction of the pre-  
mises by fire, or other casualty, shall terminate this agreement. It is understood that the Lessee shall make no repairs at the  
expense of the Lessor; and any alterations or improvements desired by the lessee at HIS own cost, must be done  
under the written sanction of the Lessor, and such alterations or improvements shall be surrendered to the Lessor on the  
Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premise during HIS  
tenancy, excepting such as are produced by natural decay, ordinary wear and tear, and unavoidable accidents. And it is also  
agreed that the Lessee shall not convey this Lease or sub-let the premises without the written consent of the said Lessor.

And it is further stipulated and understood by the parties present, that if TWO - - - - - month's  
rent shall at any time be in arrears and unpaid, the Lessor shall have the right to terminate this Lease, and it shall be law-  
ful for him to re-enter and forthwith repossess all and singular the above granted and leased premises without hind-  
rance or prejudice to his right to distrain for all rent unpaid at such period.

AND, lastly, it is agreed, that should said Lessee assign, transfer, sell, remove, or in any manner dispose of the  
goods and chattels within the above leased premises, then the entire amount of rent would accrue for remainder  
of lease shall be considered as due and payable, and the Lessor shall be  
vested with the same rights as though the entire lease term had expired; but payment for the same shall entitle the said  
Lessee his Executors, Administrators and Assigns, to all his rights of possession dur-  
ing the remainder of the leased period first above set out.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF  
Betty A. Elgin  
J. I. [Signature]

[Signature] (L. S.)  
[Signature] (L. S.)  
[Signature] (L. S.)



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