

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

This Agreement, by and between John K. Lambrou, hereinafter called "Lessor", and Beverly Wilson, hereinafter called "Lessee".

WHEREAS, Lessor is desirous of leasing to Lessee certain premises hereinafter described and Lessee is desirous of leasing from Lessor said premises.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

W I T N E S S E T H :

(1) TERM: In consideration of the rents hereinafter reserved and all terms, conditions, covenants and agreements hereinafter contained, Lessor hereby leases and demises to Lessee and Lessee hereby hires, leases and takes from Lessor that certain building known and designated as 1565 Laurens Road, Units C and D, Greenville, South Carolina, together with parking in common with other tenants of the remaining units, for a term of five years beginning December 1, 1975; provided, however, should the premises be available for occupancy by Lessee during the month of November 1975, then and in that event, rent will be prorated and paid by Lessee from the date of occupancy until the first of December, 1975.

(2) RENT: The monthly rental agreed upon between the parties shall be Five Hundred and no/100 (\$500.00) Dollars which Lessee agrees to pay in lawful money of the United States, payable in advance on the first day of each month during the term at the office of Lessor or at such other place as Lessor may designate.

(3) OPTION TO RENEW: Lessee is hereby given the option to renew this lease for a period of five (5) years at the expiration of the original term upon the same terms and conditions as is contained herein with the exception of the monthly rental which shall be Six Hundred and no/100 (\$600.00) Dollars per month. Lessee shall give to Lessor sixty (60) days written notice of her intention to renew.



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