

State of South Carolina)
County of GREENVILLE)

CHRISTOPHER G. and GERALDINE C. TRACOKIS lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto RANDY F. and DONNA CURRY KIDD lessee

for the following use, viz.: RESIDENCE
the
UNIT 47, HARBOR TOWNE HOMES; GREENVILLE, SOUTH CAROLINA 29611

for the term of 1 YEAR BEGINNING ON FEBRUARY 12, 1977 AND ENDING ON FEBRUARY 11, 1978;
THE LANDLORD HERewith ACKNOWLEDGES THE RECEIPT OF \$125.00 WHICH HE IS TO RETAIN AS SECURITY FOR THE FAITHFUL PERFORMANCE OF ALL THE COVENANTS, CONDITIONS AND AGREEMENTS OF THIS LEASE 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

TWO HUNDRED AND FIFTY-FIVE (\$255.00) Dollars
per MONTH payable UPON DELIVERY AND A LIKE SUM IN ADVANCE
ON THE FIRST DAY OF EACH MONTH THEREAFTER DURING THE TERMS OF THIS LEASE

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.

The Lessee agrees:

1. To keep the premises in accordance with all police, sanitary and other regulations imposed by any government authority.
2. To observe all reasonable regulations and requirements of underwriters concerning the use and condition of the premises tending to reduce fire hazards and insurance rates and not permit nor allow any rubbish, waste material or products to accumulate on the premises.
3. That he will not assign this lease nor sublet the premises nor any part thereof without the consent of the Landlord thereto endorsed hereon in writing.
4. To keep the premises, including the equipment and fixtures of every kind and nature, during the term in as good repair and at the expiration thereof yield and deliver up the same in like condition as when taken, reasonable wear thereon and damage by the elements excepted.
5. THAT he will not var walls or paint without landlord's approval in writing.

To Have and to Hold the said premises unto the said lessee RANDY F. and DONNA CURRY KIDD 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 mentioned 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 ONE (1) WEEKS arrears 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 12 day of February, 1977

Witness:
Elaine W. Clegg
Notary Public, South Carolina
Edward Allin

Christopher G. Tracokis (SEAL)
Geraldine C. Tracokis (SEAL)
Randy F. Kidd (SEAL)
Donna C. Kidd (SEAL)

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