

# This Agreement,

Made the 13th day of April 19 78

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BETWEEN

FILED  
GREENVILLE, CO. S. C.

APR 25 2 34 PM '78

DONNIE S. TANKERSLEY  
R.M.C.

WILLIAM B. JONES,

Party of the first part, and

GREENLAWN OF GREENVILLE, INC.

Party of the second part.

WITNESSETH, that the said party of the first part has agreed to LET, and hereby do LET to the said party of the second part, and the said party of the second part agreed to TAKE, and hereby does TAKE from the said party of the first part, the following premises, viz:

1419 Poinsett Highway being 70 x 223 with all improvements thereon being a 40 x 50 block brick building

with the privileges and appurtenances for and during the term of one (1) year from the 1st day of May 1978 which term will end April 30, 1979, with option for one (1) additional year at the same rental with party of the first part having the privilege to increase the rent for not more than ten (10%) percent. If the Party of the first part receives a bona fide offer for the sale of the premises leased, then the Party of the second part shall have the first refusal to purchase the property at the amount offered for the purchase of said premises.

AND the said party of the second part covenants that he will pay to the party of the first part for the use of said premises, the monthly rent of Three Hundred Sixty Dollars (\$360.00) to be paid in advance subject to the provision that if the Party of the second part exercises its option, then upon the same rentals with the right to increase the rent not more than ten (10%) percent.

AND PROVIDED FURTHER, if said party of the second part shall fail to pay said rent, or any thereof when it becomes due, it is agreed that said party of the first part may sue for the same, or re-enter said premises, or resort to any legal remedy.

Party of the first part to pay all insurance on the building.

Party of the second part to carry all liability insurance.

The party of the first part agrees to pay all taxes to be assessed on said premises during said term.

Party of the second part will be responsible for replacement of any glass that may be broken as a result of the operation of the business by either her or her employees.

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