

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS AGREEMENT, entered into this 20th day of June, 1978 between Laura A. Muckenfuss, hereinafter called the Lessor,* and T. V. Howie, hereinafter called the Lessee,

WITNESSETH:

That in consideration of the covenants herein contained on the part of the said Lessee to be kept and performed, the said Lessor does hereby demise and lease to the said Lessee that certain property: 100 Vannoy St., Greenville, S. C.

To hold the said premises hereby demised unto the said Lessee from the 1st day of July 1978 to the 31st day of June 1980, the said Lessee paying therefore the rent of ONE HUNDRED TWENTY (\$120.00) Dollars as follows:

The Lessor covenants with the Lessee that the Lessee, paying the rent when due as aforesaid, shall peaceably and quietly use, occupy and possess said premises for the full term of this lease without let, hindrance, eviction, molestation or interruption whatever, except as provided below, and the said Lessee covenants with the Lessor:

1. To pay said rent herein before reserved at the times at which the same is made payable.
2. To pay all water, electric, gas, and telephone charges which may be assessed upon the demised premises during the term hereof.
3. Not to suffer or commit any waste of the premises, nor make any unlawful, improper or offensive use of same.
4. Not to assign this lease or underlet the said premises or any part thereof without the previous consent of the said Lessor being first obtained in writing.
5. That this lease shall terminate when the Lessee vacates the said premises, providing all payments have been made hereunder or a sub-lease agreement has been executed.
6. At the termination of said tenancy to quietly yield up the said buildings and grounds in as good and tenantable condition in all respects (reasonable wear and use and damage by fire and other unavoidable causes excepted) as the same now are:
7. Additional agreements: (A) That the Lessor covenants with the Lessee that the Lessor shall be responsible for providing hot and cold running water and heat for the Lessee during the period of this lease. (B) That the Lessor shall be responsible for all repairs as to structure and plumbing. ~~(C) That the landlord is responsible for any and all injuries suffered by invitees and guests of the Lessee due to the negligent maintenance of the structure and walkways, driveways, etc.~~ *AK*

Provided always that if the rent hereby reserved, or any part thereof shall be in arrears, or in event of any breach of any of the covenants and agreements on the part of the Lessee herein contained, the Lessor may at his option declare the entire rent for the term for which said premises are leased, due and payable, and/or may declare this lease terminated and re-enter upon the said demised premises.

Provided always that if the premises or any part thereof shall at any time during the said term be destroyed or rendered uninhabitable by fire or storm then the payment of the rent hereby reserved, or a proportionate part thereof, according to the extent of the damage incurred, shall be suspended until the premises shall have been reinstated and rendered fit for habitation.

Witness our hands and seals in triplicate, on the day and year first above written. Signed, Sealed, and Delivered in the presence of:

Susan Williams
Witness to Lessor

Laura A. Muckenfuss (seal)

Jeanne G. Thomas
Witness to Lessee

T. V. Howie (seal)

_____ (seal)

*The Lessor is defined as the individual renting and leasing the apartment out to the Lessee. The covenant is the solemn promise or pact agreed upon and affirmed by the lease.

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