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VOL 1181 PAGE 784

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

THIS INDENTURE, made and concluded at Piedmont, S. C., this 26th day of January, 1983 by and between Maxwell Rhodes the Lessor of the first part and J. H. Harris, Sr. Lessee of the second part, WITNESSETH, That the said Lessor has granted and leased, and by these presents does grant and lease unto the said Lessee J. H. Harris, Sr all that certain piece, parcel or lot of land on Highway 20 near Piedmont, South Carolina, in Greenville County as is more fully shown by the attached plat by John C. Smith dated June 19, 1959, made a part hereof by record, said premises having the metes and bounds and courses and distances as on said Plat appear and consisting of a business building which currently contains a Filling Station/Game Room and a Barber Shop, 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 Six (6) months commencing on the 26th day of January, 1983, and ending on the 26th day of July, 1983 yielding and paying therefor at the rate of Three Hundred and no/100 (\$300.00) Dollars per month payable on the first (1st) day of February, 1983 and on the first (1st) day of each successive month thereafter.

And the said Lessee his Executors, Administrators and Assigns, shall pay the said Lessor his Executors, 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 one (1) month after such expiration; and so continue from month to month until such notice be given by either party previous to the expiration of such extended term. But the destruction of the premises 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 be entitled to convey this Lease or sublet the premises without the written consent of the said Lessor.

And it is further stipulated and understood by the parties present, that if one (1) 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 lawful for him to re-enter and forthwith repossess all the singular the above granted and leased premises without hindrance or prejudice to his right to distrain for all rent unpaid at such period.

The Lessor shall be responsible for upkeep of the roof on the business building but the Lessee shall be responsible for all other maintenance of the building and the surrounding leased premises.

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

IN THE PRESENCE OF
Barbara A. Ferry

Maxwell Rhodes (L.S.)
J.H. Harris Sr. (L.S.)

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