

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

1482-014
LEASE AGREEMENT

FILED
GREENVILLE S.C.
JAN 21 10 32 AM '83
DONALD W. WALKER, CLERK

THIS Lease Agreement, made and entered into by and between J. Hoyt King, hereinafter referred to as "Landlord," and Peter J. Leonard, hereinafter referred to as "Tenant," this 6 day of January, 1983.

WITNESSETH:

THAT for and in consideration of, and upon the terms and conditions as hereinafter set forth, Landlord does hereby grant and lease unto the Tenant, and the Tenant does hereby accept and rent from the Landlord, the following premises:

THAT certain property identified as the Gas Station and Convenience Store located at Highway 25 and Ware Place and being the property of the Landlord.

TO HAVE AND TO HOLD the said property for a term of Sixty (60) months, commencing on January 1, 1983, and ending at midnight, on December 31, 1988, unless the term be sooner terminated or cancelled as may be provided hereinafter. This Lease shall be renewable at the option of the Tenant for an additional Sixty (60) months past the expiration date.

- (1) Tenant shall pay to Landlord rent in the amount of One Hundred Fifty and no/100 (\$150.00) Dollars per month, said rent to be due on the first day of each month throughout the terms of this Lease.
- (2) Landlord specifically assures no responsibility or obligation for any losses as may occur to Tenant while residing in the residence, whether losses be from fire, theft, or other causes.
- (3) Tenant shall not use the leased property for any unlawful purposes.
- (4) The leased property may not be sublet or assigned by Tenant.
- (5) Landlord shall not be required to furnish Tenant any utilities or services of any kind such as, but not limited to, heat, water, and power.
- (6) If the leased property shall be vacated or deserted, or if bankruptcy proceedings, whether voluntary or otherwise, are instituted against the Tenant, or if there shall be a default in the payment of the rent or any part thereof for more than five (5) days after written notice by Landlord to Tenant or if there shall be default in the performance of any other conditions, rule or regulation herein contained, then after five (5) days

WITNESSED my hand and the seal of this office this 21st day of January, 1983.
DONALD W. WALKER, CLERK

0.914

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