

1226 27

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into by and between Sue S. Forrester, hereinafter referred to as Lessor and Frank P. Guarino, hereinafter referred to as Lessee.

RECITALS

It is understood and acknowledged between the Lessor and Lessee that a lease between Luke Forrester and Sue S. Forrester, Lessors and Frank P. Guarino, Lessee was entered into on or about the year 1974; that said lease had an original term commencing on December 1, 1974 and extending until November 30, 1981 and options to renew of the same duration and at the same rental rate stated under the terms of this Lease; that on or about June 11, 1974 Luke Forrester and Sue S. Forrester obtained a mortgage on the subject property from South Carolina National Bank as recorded in Mortgage Book 1313 at page 313 in the RMC Office for Greenville County, S.C. in order for Lessee to construct a building with improvements on the demised premises; that on or about February 15, 1977 Luke Forrester conveyed all his right, title and interest in the leasehold premises to Sue S. Forrester who holds fee simple interest in and is the Lessor of the subject property; that heretofore, Lessee sublet the leasehold premises to Capri's, Inc. of Mauldin; that the purpose of this lease is because the original and copies of the aforesaid lease executed in 1974 concerning the subject premises cannot be found and the whereabouts of said document is unknown; that the parties desire to enter into this lease to give written effect to their agreement; provided, however, that the terms and conditions of this lease agreement shall supersede and control any terms or conditions of the prior lease agreement or understanding of the parties.

WITNESSETH:

That for and in consideration of the rent hereinafter reserved, the mutual covenants and agreements contained herein,

STATE OF SOUTH CAROLINA
DOCUMENT
1977 FEB 23

1226 27

1226 27