

OLLIE F. BENTON
R.H.C.

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } LEASE

This agreement by and between James Irvin Walker, herein known as the lessor, and Leroy Guthrie and Christine S. Roberts, herein known as the lessees, sets forth:

That for and in consideration of the monthly rental of two hundred dollars (\$200.00) payable during each month during the specified life and term of this agreement which term shall be for ten years, the lessor does hereby let, lease and rent unto the lessees the following described real estate: All of that tract of land in the County of Greenville, State of South Carolina, ^{on} Hunts Bridge Road, being a portion of Lot 7.2, Block 1, on Sheet B6 of Greenville County Block Book, being bounded by Lake Drive on the North, Hunts Bridge Road on the East, by proposed road or right of way as shown on said Block Book on the west, and extending southward far enough so as to include four acres, to be ~~ix~~ determined by survey if necessary, and it being understood this property shall not include any of the property of James I. Walker described in mortgage to Aiken Loan and Security Company recorded in Mortgage Book 976 at page 51; but if necessary to obtain four acres property of lessor which is west of said proposed road or right of way as shown on said Block Book may be used. The said lessees shall have the option to lease said property for an additional five years at the same rate of two hundred dollars (\$200.00) per month and on the same terms as set forth herein, with the said lessees to give notice of their intention to exercise said option not later than June 1, 1979, said notice to be in writing.

It is agreed that lessor shall move from said property or destroy and remove from the premises a frame house located thereon. It is agreed that no rent shall be paid until said house is removed



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