

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA)
) SEP 15 12 55 PM '70
)
 COUNTY OF GREENVILLE)
) OLLIE FARNSWORTH AGREEMENT AND LEASE
) R. M. C.

THIS AGREEMENT AND LEASE made this 10th day of September, 1970 by and between H. E. Dill, Jr., sometimes hereinafter called Lessor, and Stephenson Finance Company, Incorporated, a South Carolina corporation, sometimes hereinafter called Lessee.

WITNESSETH

That for and in consideration of the sum of Five (\$5.00) Dollars by each party to the other in hand paid (receipt whereof is hereby acknowledged) and in the further consideration of the rental hereinafter stated and of the mutual covenants herein contained, the parties hereto hereby agree as follows:

1. Lessor is the owner of the following described premises:

All that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the Northeast corner of West Stone Avenue and Wilton Street and described as follows:

BEGINNING at a stake on the Northeast corner of West Stone Avenue and running thence with West Stone Avenue, S. 84-30 E. 80 feet to a stake; thence N. 5-30 E. 150 feet to an iron pin; thence in a parallel line with West Stone Avenue, N. 84-30 W. 80 feet to a stake on Wilton Street; thence along Wilton Street, S. 5-30 W. 150 feet to the beginning corner.

For and in considerations herein stated, Lessor agrees to construct upon said property a one story office building of approximately 1600 square feet and upon the completion thereof to lease said lot and building to Lessee for the term and rental and upon the conditions hereinafter contained. Said building is to be located on said lot and is to be constructed all according to the plans and specifications which by reference are attached hereto and made a part hereof.

2. Lessor agrees to rent the said lot and office building to Lessee for a term of ten (10) years, said term to commence on November 1, 1970. Lessee agrees to take said lot and office building for the term stated above and to pay Lessor therefor a rental of Fifty Four Thousand (\$54,000.00) Dollars, said sum to be payable in monthly installments of Four Hundred Fifty (\$450.00) Dollars each, the first such installment to be due and payable

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