

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

S. C.

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ERSLEY

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LEASE AGREEMENT

This Agreement, made this 12th day of February, 1982, by and between REX M. FULKS, hereinafter referred to as Lessor and CHARLES M. RIDGEWAY, hereinafter referred to as Lessee.

Lessor does hereby let and lease unto the said Lessee all that piece, parcel and lot of land and improvements situate and located thereon in the County of Greenville, State of South Carolina, commonly known as Unit B-35 of Middleton Place Horizontal Property Regime.

The demised premises shall be used and occupied by the Lessee and by the immediate family of the Lessee as a private dwelling residence and shall be used for no other purpose.

The term of the lease shall commence on the 1st day of February, 1982 and shall terminate on the 1st day of February, 1983. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned gives the other party thirty (30) days written notice previous to the time of the desired termination.

The Lessee promises to pay to the Lessor, or to agents of the Lessor, as rental for said premises, the sum of One Hundred Sixty-Two and 97/100 Dollars (\$162.97) per month, payable on the first day of each month and continuing on the same day of each and every month thereafter, said payments to commence February 1, 1982.

The Lessee shall comply with all restrictions applicable to the Horizontal Property Regime wherein the premises is located and shall properly maintain the grounds and landscaping located on the premises.

The Lessee shall be totally responsible for the payment of all utilities, telephone, water and sewer fees during the entire term of the lease.

Provided that in case any rent shall be due and unpaid for a period in excess of thirty (30) days, or if default shall be made in any of the covenants herein contained, or if said premises shall be abandoned, deserted or vacated, then it shall be lawful for the Lessor, his agents, attorneys, successors or assigns to re-enter, repossess the said premises and the Lessee and each and every occupant to remove and put out, and re-entry as aforesaid shall terminate this lease.

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