

APR 4 9 15 AM 1954

Greenville, South Carolina

April 22, 1954

It is hereby agreed by and between Roy Moss Southern and Lois M. Southern, husband and wife, of Greenville, South Carolina, hereafter referred to as lessors (which term includes the heirs, assigns, executors and administrators of lessors) and David L. Stanley and Jean Lea Stanley, husband and wife, of Muscatine, Iowa, hereafter referred to as lessees, as follows (it being understood that the promises and agreements of lessors and of lessees herein contained shall constitute consideration for each other):

1. Lessors hereby demise and lease to lessees the following described real estate: All that house and lot situate in the County of Greenville, State of South Carolina, and in the part of said County commonly known as Welcome Community, and numbered Seventeen (17) Springfield Avenue, Greenville, South Carolina, said premises being the same premises conveyed to Roy Moss Southern by deed dated the 2nd day of July, 1953 and recorded in deed book 482, page 255, Office of Mesne Conveyances, Greenville County, South Carolina; to have and to hold said premises together with all rights, privileges, easements and appurtenances thereto (and specifically including, but not limited to, one thirty-gallon electric water heater, one oil floor furnace and accessories, one movable bar table, and venetian blinds in all rooms except kitchen and bathroom) for a term commencing on April 22, 1954 and ending on April 30, 1956, unless said term shall be sooner terminated as hereafter set forth. Lessees shall have the right to quiet and undisturbed possession and enjoyment of said premises during the term of this lease, and lessors covenant to protect said right.

2. Lessees shall pay to lessors the sum of seventy dollars (\$70.00) per month as rent and as consideration for the Option to Purchase hereafter set forth, payable in advance on the first day of each month (or on the first business day of the month if the first day is a Sunday or holiday). Such payment for the period from April 22, 1954 through April 30, 1954 shall be twenty-six dollars (\$26.00), receipt of which is hereby acknowledged by lessors. Payment may be made personally by lessees or by ordinary or registered mail at the home of lessors at No. 3 Fourth Avenue, Greenville, South Carolina, or at any other place which lessors may designate by written notice delivered to lessees at least ten (10) days before payment is due.

3. Lessees may terminate this lease if, and only if, any of the following events occurs: (1) if the United States Air Force transfers or assigns David L. Stanley to a station or place of duty other than Donaldson Air Force Base, Greenville, South Carolina; (2) if the United States Air Force discharges or releases from active duty David L. Stanley, or permits him to depart on leave which will extend up to his expected date of discharge or release from active duty; (3) if lessees purchase for their own use any home in Greenville County, South Carolina, including the said premises; or (4) violation by lessors of a material provision of this lease. Lessees shall give lessors thirty (30) days' written notice of such termination; this lease shall then be terminated thirty (30) days after delivery or tender of such notice, whether or not such termination date falls on the first day of the month, and rent shall be paid only for the period ending on the termination date.

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3a. Notwithstanding paragraph 4 hereafter, lessors may terminate this lease by giving thirty days' written notice to lessees in the event that lessors are forced to leave involuntarily their present home at No. 3 Fourth Avenue, Greenville, South Carolina, and find it necessary to reoccupy the above-described premises. This provision shall be applicable only if lessors personally occupy said premises, and if they do not do so lessees shall have the right to reinstate this lease and agreement. (This paragraph added to lease before execution: see initials at left.)

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For Release see Deed Book 574 Page 506