

witness:  
Mrs Hugh Smith  
Thomas L. Boyd

Azilee G. Boyd

DAY OF July 1954  
Allie Farasworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:39 O'CLOCK A. M. NO. 836

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STATE OF SOUTH CAROLINA (ALLIE FARASWORTH)  
COUNTY OF GREENVILLE } LEASE

AGREEMENT made this the 22nd day of December, 1954 by and between Azilee G. Boyd, Party of the first part, hereinafter called the Lessor, and Robert A. Henderson, Party of the second part, hereinafter called the Lessee;

W I T N E S S E T H

The Lessor in consideration of the rental hereinafter mentioned, has granted and leased and by these presents does grant and lease unto the Lessee all that certain piece, parcel or lot of land on the north side of Cedar Lane Road, in the County of Greenville, State of South Carolina, beginning at a stake on the north side of Cedar Lane Road, which stake is 114 feet east from the corner of Marion Street and Cedar Lane Road, and running thence with Cedar Lane Road in an easterly direction 78 feet, with a depth in parallel lines of 100 feet, together with a store building to be constructed by the Lessor and to be approximately 40 feet by 60 feet.

Said premises to be leased for the operation of a retail grocery and associated businesses.

The term of this Lease to be for a period of five (5) years, commencing January 1, 1955 and ending December 31, 1959. The Lessee is granted the option to renew said Lease for an additional five (5) year period, provided he notifies the Lessor in writing at least ninety (90) days before the expiration of the first five (5) year period that he intends to exercise said option.

The Lessor agrees that she will with reasonable promptness begin the construction of said store building and complete the same within a reasonable time. The Lessor agrees to repair the roof should it leak, but is not to be responsible for any damages unless she fails to repair the roof after notice is given her by the Lessee.

The Lessee hereby accepts said Lease and promises to pay a monthly rental of Seventy-Five And No/100 (\$75.00) Dollars, payable monthly in advance, said rental to commence on the date that the Lessor notifies the Lessee that the building above referred to has been completed and is ready for occupancy.

The Lessee further covenants and agrees that after the building has been completed, he will at his expense maintain the exterior and interior of said building and will make good all breakage of glass and all other injuries done to the premises during the term and that upon termination of said Lease, he will surrender the premises in as good condition as they were delivered to him, reasonable wear and tear excepted.

It is mutually understood and agreed that the Lessee may erect any signs that he desires and may also paint or cause to be painted advertising signs on the exterior of the premises.

And, it is further agreed between the said Parties hereto that, in case the building erected on the premises shall be partially damaged by fire, the same shall be repaired as speedily as possible at the expense of the Lessor; that in case the damage shall be so extensive as to render the building untenable, the rents shall cease until such time as the building shall be put in suitable repair; that in case of the total destruction of the premises by fire or otherwise, the rents shall be paid up to the time of such destruction, and then and from thenceforth this Lease shall cease and come to an end at the option of either Party: provided, however, that such damage or destruction be not caused by the carelessness, negligence, or improper conduct of the Lessee, his agents or servants.

Sept 4, 1957  
Approved  
Azilee G. Boyd  
Assigned to Frank S. Huff with Recourse.  
Robert Henderson