

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L-E-A-S-E

This agreement executed this 21st day of December, 1957, at Greenville, South Carolina, by and between HENRY THEODORE, hereinafter called LANDLORD, and FRANK T. BARNETT and PAUL BARNETT, hereinafter called TENANTS,

W-I-T-N-E-S-S-E-T-H:

That for and in consideration of the rents reserved and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

1. That the Landlord does hereby grant, bargain and lease unto the Tenants, and the Tenants do hereby accept from the Landlord the following described property located in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

"The rear portion of a one-story building which is known as #210 W. McBee Avenue, the portion included in this Lease being a space 48 x 95 feet in the rear thereof, together with the right to the use of the alley now serving said premises for purposes of egress and ingress."

2. The term of this Lease is for three (3) years, beginning January 2, 1958, and ending January 1, 1961.

3. The Tenant agrees to pay to the Landlord as rental for the term of this Lease a monthly rental of One Hundred and No/100 (\$100.00) Dollars per month for the first year and a monthly rental of Eighty-Five and No/100 (\$85.00) Dollars per month for the second and third years, said rent to be paid in advance on the 2nd day of each month.

4. The Landlord agrees that the Tenants shall have an option to renew this Lease for an additional term of two (2) years upon a rental to be mutually agreed upon.

5. In addition to the stipulated rental, the Tenant agrees to pay to the Landlord the sum of Two and No/100 (\$2.00) Dollars each quarter in payment of the water to be furnished to the Tenant by the Landlord, but it is especially understood and agreed that the Landlord is not required to furnish any other service or utility.

(Continued on Next Page)

GRITTS
S.C.
DEC 30 11 17 AM 1957
O.L.L.H.
H.M.C.
NORTH