

FILED
GREENVILLE CO. S. C.

OCT 4 3 02 PM '73

CONNIE S. TANKERSLEY R.M.C. LEASE

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

This lease agreement made and entered into by and between
W. P. D., Incorporated hereinafter referred to as the Lessor and
The Lemon Tree ^{INC. *Quincy*} hereinafter referred to as the Lessee.

W I T N E S S E T H

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

(1) The Lessor does hereby demise and lease unto the Lessee a building located at 710 Laurens Road, Greenville, South Carolina in its present condition which the Lessee does hereby accept from the Lessor, on May 1, 1973 until April 30, 1975.

(2) For and during the term, the Lessee agrees to pay unto the Lessor a rental of \$250.00 per month, the first and 24th. months' rent collectable in advance. The said rental to be paid hereafter on the first of each month.

(3) The Lessee agrees to use the said building and premises for a retail business solely, and agrees not to use nor permit said premises to be used for any unlawful purposes, nor permit thereon anything which may be or become a nuisance and they will not do or permit to be done on said premises anything which may render void or voidable in the policy for insurance of the same premises against fire, nor which may cause the Lessor to have to pay a fire insurance premium at a rate in excess of that which it would ordinarily pay. Lessor to pay taxes and fire insurance premiums.

(4) The Lessee agrees to keep the premises and building in good order during the term of this lease, and upon the expiration or

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