

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 GREENVILLE CO. S. C.
 OCT 4 3 59 PM '73 LEASE
 DONNIE S. TANKERSLEY
 R.M.C.

THIS LEASE AGREEMENT made and entered into by and between James C. Gregory, hereinafter referred to as Lessor, and Judy K. Gowan, hereinafter referred to as Lessee,

W I T N E S S E T H :

THAT the Lessor hereby agrees to lease to the Lessee a building located in Gregory Center now being operated by Delta Cleaners & Storage for a period of 5 years from the signing of this instrument for a rental of \$150.00 per month payable in advance.

THAT at the end of 5 years, the Lessee shall have the option to renew this lease upon a rental basis of not less than \$150.00 per month, but the exact amount to be agreed upon and determined at the expiration of the 5-year lease, taking into consideration increased taxes and cost of rental of buildings of similar nature with similar business.

THAT the Lessor is only subject to keep the roof of the building and exterior in good and proper condition, and the Lessee admits that said roof and exterior is now in good condition.

THAT the Lessor is to pay all property taxes on the land and the building.

THAT the Lessee is to pay for all utilities and all repairs inside the building, including, but not limited to, keeping the sewer, commodes and wash basins in proper condition. The Lessee further agrees to pay all utilities and water bills and all other operating costs, and the Lessor shall not be liable for any operational expenses.

THAT in the event that the building is destroyed by fire or taken by condemnation or eminent domain, then it is the option of the Lessor as to whether to rebuild said building. It is further agreed that any monies paid by way of fire insurance on the building or any monies paid for the taking of the land, then the proceeds are to be solely that of the Lessor.



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