

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

1061
L E A S E

This Lease Agreement made and entered into by and between Odell P. Leslie and Inez K. Leslie, hereinafter referred to as Lessors, and Thomas William Mathis, hereinafter referred to as Lessee.

That in and for the consideration hereinafter stated and acknowledged, the Lessors do hereby lease and demise to the Lessee the following described property, to-wit:

ALL that certain lot of land with the improvements to be erected thereon, situated at the intersection of Georgia Road and Putman Road in the Town of Fountain Inn, County of Greenville, State of South Carolina, and being more fully described, to-wit:

BEGINNING at the intersection of Putman Road and Georgia Road and running thence along Georgia Road 84 feet to a point; thence turning and running across Lessors' property for a distance of 65 feet to a point; thence running toward Putman Road a distance of 100 feet at point on edge of Putman Road; thence turning and running back toward Georgia Road along the edge of Putman Road a distance of 36 feet to the point of beginning.

That in and for the above leased and demised premises the Lessee agrees to pay to the Lessor the sum of One Hundred Fifty (\$150.00) Dollars per month through February, 1977, and Two Hundred Seventy-Five (\$275.00) Dollars per month commencing on March 1, 1977, through February 28, 1988. Said rent to be paid on or before the Fifth (5) day of each month commencing with December 1, 1975 and continuing thereafter as hereinabove provided.

The Lessors shall pay all insurance and taxes and the Lessee shall maintain all utility bills.

In the event of fire, Lessors covenant and agree to reconstruct said structure as soon as possible and rent shall be abated during the period of time that occupancy is not allowed to Lessee and said Lease shall be extended for an equal period of time to which occupancy is not permitted to Lessee.