

155-358

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
GREENVILLE CO. S. C.
SEP 28 2 47 PM '81
DONNIE S. TANKERSLEY
R.M.C.

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Whereas, Helen Theodore is the owner of a certain building located at 15 South Academy Street in the city of Greenville, South Carolina.

Whereas, Wilton E. Burton is desirous of leasing the same for the purpose of conducting a liquor store.

Helen Theodore hereafter referred to as landlord and Wilton E. Burton hereafter referred to as tenant.

WITNESSETH:

Building lease subject to the following terms and conditions:

1. This lease effective as of July 1, 1981 and will expire June 30, 1982.
2. The agreed rental is \$175.00 per month payable monthly in advance. A \$5.00 late charge is applicable after the 5th of the month.
3. In addition to the monthly rental herein above specified, the tenants is to furnish all utilities.
4. The tenant is to procure a policy of insurance covering the plate glass in building. *WEB*
5. The landlord is not obligated to make any repairs to the interior of said building or to any equipment during the period of the of the lease, and shall only be responsible for keeping the roof and outer walls in sound condition. Any repairs to the interior shall be at the expense of the tenant.

It is mutually understood and agreed that time is the essence of the agreement, and in the event the tenant shall become in default in the discharge of any obligations due under the terms of the lease for a period of thirty (30) days this lease, then the landlord shall have the right to terminate this lease, eject the tenant from the premises in the same manner as

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