

County of Greenville.

This Contract made and entered into, in duplicate, by and between J. V. L. Fabmstock, party of the first part, and A. G. New, party of the second part, Witnesseth:

The party of the first part hereby agrees to lease unto the party of the second part the garage with all tools, machinery, supplies and everything else connected therewith and used therein, located on Brown Street, in said State and County, in the City of Greenville, for a period of 12 months, beginning on the 27th day of September, 1920, at a rental of \$175.00 per month, said rental to be paid on the 27th day of October, 1920, and on the 27th day of each month thereafter for said period of time.

At the expiration of this lease the party of the second part shall have the right and option to continue in possession and have a lease upon the Garage above described, with all tools, machinery, supplies, etc., for a further period of 12 months on the same rental basis. And in the event that the party of the second part does not avail himself of the opportunity of re-leasing said property at the expiration of this lease, the party of the second part is to turn over to the party of the first part said property in as good condition as when he came into possession thereof, barring and excepting usual wear and tear and depreciation by reason of use thereof, and excepting such parts as are sold, which are to be paid for at schedule invoice price, plus ten per cent.

For and in consideration of the premises let unto party of the second part, he agrees to pay party of the first part the sum of \$175.00 per month.

It is mutually agreed and contracted that all stock, equipment and supplies in said Garage are to be inventoried at invoice price, and all stock and supplies sold each week from such as is left on hand is to be paid for by the party of the second part to the party of the first part, at the end of each week.

The party of the second part is to give to the party of the first part a real Estate Bond in the sum of

Dollars, to secure the payment of the goods and stock which may be sold by party of the second part and for the return of the machinery, tools, etc. which may be returned in accordance with the terms of this contract.

It is mutually agreed that the party of the first part is to incur the machinery, tools and stock of supplies of every kind, and keep same insured during the life of this lease and in case of fire he is to receive the amount collected on said policy. If the fire results in a loss of machinery, tools and stock then the party of the second part, is to be released from so much of his lease as refers to said machinery, tools & stock.

Witness our hands and seals this 24th day of September A.D. 1920.

A. G. New (L.S.)

Witness:

Thos. V. L. Fabmstock (L.S.)

H. H. Harris

Lola Batson

South Carolina

Greenville Co.

Personally appeared Lola Batson who on oath says that she saw the above named A. G. New and Thos. V. L. Fabmstock, sign, seal, and Execute the foregoing lease for the uses & purposes therein mentioned, and that she with H. H. Harris witnessed the execution thereof.

Lola Batson

Sworn to before me this Sept. 29-1920.

W. F. Ansel, (L.S.)

Not. Pub. for S.C.

Recorded Sept. 29th. 1920.