

State of South Carolina,  
Greenville County.

This agreement made between H R Stephenson and R H Bridgeman, hereinafter referred to as the Lessor, and J H Wood and Riley Gammons, hereinafter referred to as the Lessee, Witnesseth:

That the Lessor does hereby demise and lease unto the Lessee the following lands, tenements and buildings, to-wit:

One garage building and property on the National Highway between Greenville and Spartanburg, S C at Taylors, S C in the corner of Lee Road, for the full term of Five years from January 1st, 1951, at a rental of Fifty & 2/100 Dollars payable monthly. Rent payable on the first day of each month starting February 1st, 1951.

Lessor agrees to install water system with the exception of air pressure which is to be furnished by Lessee. Lessor also agrees to install sewerage system, pave front drive, grease and wash rack.

And the Lessee, hereby, covenants with the Lessor:

- (1) To pay the rental in the manner and at the time aforesaid.
- (2) To keep the premises in good and tenantable repair, and to make good all breakage of glass and all other injuries during the said term, reasonable wear and tear excepted and at the expiration of the lease to deliver up the premises.
- (3) To permit the Lessor and his agents to enter at all reasonable times to view the condition of said premises and to make any repairs that may be determined upon.
- (4) Not to suffer or commit any waste or attenuation in the premises without the written consent of the Lessor being first had.
- (5) Not to assign or transfer this lease or sublet the premises without the written consent of the Lessor.
- (6) In case the buildings on said premises, or any part thereof, shall be destroyed or damaged by fire or any other unavoidable casualty, so as to prevent them for use, then said rent or a proportionate part thereof shall be abated, until said premises shall have been put in proper repair by the Lessor, or this lease may at the option of the Lessor be determined.
- (7) The said building shall be used for Business purpose and for no other purpose, and the agree here that the premises shall not be used for any illegal or improper purposes, and that no nuisance shall be committed thereon.