

LEASE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

Henry B. McKey Lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto  
A. B. Cummings and H. A. Bolen being business as Greenville Lessee,  
Truck and Tractor Company, Inc., for the  
following use, viz: Machinery, tools, parts and service, and  
merchandising, the building 85 ft. by 150 ft., and the lot as  
described in agreement between Lessor and Lessee, for  
the term of five years, beginning November 1, 1945 and ending  
October 31, 1950. and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said Lessor the sum of two hundred and  
eighty-three Dollars  
per month payable on the first day of each month  
and advance.

The Lessor hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the Lessee only require of the Lessor the use of the premises for the business mentioned but no other. The Lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the Lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the Lessor so desires and give notice of same in writing.

If the business is discontinued or the premises wanted before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the Lessor before being erected.

To Have and to hold the said premises unto the said Lessee their  
executors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue for a term of five year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party three months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 210 months' absence of rent, shall terminate this lease, ~~at the expiration of the term.~~ The Lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the Lessor nor sub-let without the Lessor's written consent.

The Lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 14<sup>th</sup> day of July 1946  
Witness: Justin H. Meyers Henry B. McKey (SEAL)  
Marie C. Case Greenville Truck & Tractor Co. (SEAL)  
Bobbie Sue Bass A. B. Cummings (SEAL)  
Justin H. Meyers H. A. Bolen

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

PERSONALLY, comes Justin H. Meyers  
and under oath that he saw the within named Henry B. McKey & Greenville Truck & Tractor Co.  
sign and seal the within written instrument, and that he with Bobbie Sue Bass  
witnessed the execution thereof.

Sworn to before me this 15  
day of May 1946  
Marie C. Case (L. S.)  
Notary Public, S. C.

Henry B. McKey

S. C. Stamps \$ 6 and 80 cents

Recorded May 16 1946 at 1:08 o'clock P. M.

Vertical text on the left margin: Greenville County is made up of...