

State of South Carolina,
County of Greenville

Myatt Aiken, as Receiver for E. M. Wharton lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presents do grant, bargain, and lease unto Easterby Motor Co. Inc. lessee for the following use, viz; lot with two story brick building thereon, known as 107 Brown Street, city of Greenville, S. C. on west side of said Brown Street for the term of One (1) year from the 1st day of November, 1934 through the 31st day of October, 1935 and the said lessee in consideration of the value of said premises for the said term, promises to pay the said lessor the sum of Sixty (\$60.00) Dollars per month payable each and every month during the life of this lease.

The lessee hereby agree 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 lessee not to pay any damages from leaks should any occur. Use of premises for any business other than here in called for shall cancel this lease if the lessor so desired and give notice of same in writing.

If the business is discontinued on the premises vacated 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.

Building to be used for automobile storage and garage, also incident business thereto.

This lease cancels and takes the place of a lease covering the same property executed by and between the same parties, dated 1st day of April, 1934 for period May 1st, 1934 through 30th day of April, 1935.

To Have and to Hold the said premises unto the said lessee its Successors and assigns executors or administrators for the said term, It is agreed by the parties hereto that this lease shall continue from year to 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 Two (2) 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 two (2) months arrear of rent, shall terminate this lease, if the lessor so desire. 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-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease. Witness our hands and seals the 1st day of November, 1934.

Myatt Aiken
A. H. Easterby
R. S. McInerney

Myatt Aiken
as Receiver for E. M. Wharton (Seal)
Easterby Motor Co. Inc. (Seal)
By J. R. Easterby
President.

(Over)