

State of South Carolina }
 County of Greenville } Lease

S. C. Stps. \$11.00

This Indenture made and entered into this the 1st day of July, A. D. 1936, at Greenville, S. C., by and between O. P. Carle, as Conservator of Mechanics Building and Loan Association, Party of the First Part, hereinafter called the Lessor, and P. Insett Auto Storage Company, a corporation, Yellow Cab Company, a corporation and E. S. Tooke, all of Greenville, S. C., Parties of the Second Part, hereinafter called the Lessees, Witnesseth:

1. That the Lessor has hereby leased and rented to the Lessees, and the Lessees have leased and rented from the Lessor the following described premises and properties situate in Ward 3 in the City of Greenville, S. C., to-wit:

All that lot of land in the City of Greenville, County and State aforesaid, on the Northeast corner of the intersection of South Lawrence Street and West Court Street, fronting 100 feet on each of said streets and being a rectangular lot 100 feet by 100 feet, together with the two story building and all improvements thereon situate.

2. The Lessees are now in possession of said property and premises, and the lease term under the provisions of this contract shall begin July 1st, 1936, and run for a period of sixty-one months, ending and terminating on August 1st, 1941, provided that this lease shall be subject to the right of sale after August 1st, 1938, and if there is a sale after said date and the new landlord desires to terminate this lease, he is to give the Lessees sixty days written notice of his intention to do so.

3. The Lessees shall pay to the Lessor, as rental for said premises, the sum of \$450.00 per month, payable in advance on the first day of each and every month, but said rental shall not be considered in arrears if payment is made on or before the fifteenth day of each and every month during the term of this lease.

4. It is understood and agreed that the aforesaid premises shall be used as a storage garage, service and taxi station, and for such other purposes as are incident to the operation of a business of this character, and this lease shall not be assigned, nor shall the premises or any portion thereof be sub-let or used by others than the Lessees herein in the conduct of their business operations without the written consent of the Lessor.

5. It is further agreed that the Lessees shall pay all water and light bills and keep in repair at their own cost, all water and sewer pipes and fixtures, and accessories used in connection therewith, and in the same manner keep in repair all light wires, conduits and fixtures.

6. The Lessor shall keep the walls and roof of said building in reasonable and proper repair during the term of this lease. However, if damage is done to the building by the negligence, carelessness or recklessness of the Lessees, their agents and servants, then, the cost of such repairs to the building, and the cost of replacing all glass broken while the premises are in possession of the Lessees, shall be borne by them.