

This Indenture made and entered into this 20th day of September, 1944 by and between Edna G. Thompson, of the County of Greenville, State of South Carolina, hereinafter called Lessor, party of the first part, and D. & D. Motors, Inc., hereinafter called Lessee, party of the second part,

WITNESSETH:

That for and in consideration of the rents and covenants herein contained, Lessor hereby leases unto Lessee, its successors and assigns, the following described premises with the appurtenances in the Town of Greer, State of South Carolina, to-wit:

The entire floor space of two one story brick buildings, one building being approximately 30 feet x 140 feet, and other building being approximately 60 feet x 109 feet, and the parcel of land approximating 60 feet x 249 feet, upon which the buildings and a concrete driveway are situated, on East Poinsett Street, Greer, S. C., and being now occupied by D. & D. Mtrs., Inc. to Have and to Hold the same for the term of Thirty-Nine (39) months, beginning on the First of October 1944, ~~and ending on the 31st day of October 1944,~~ and ending on the 31st day of December, 1947, at a monthly rental of (\$135.00) One Hundred Thirty-Five & No/100 Dollars beginning October 1st, 1944 and monthly until January 1st, 1945, at which time the monthly rental increases to One Hundred Fifty & No/100 Dollars (\$150.00) for the balance of the term hereof. Rentals to be paid on the first day of each month in advance. It is further agreed that if profits made by the Lessee during the year 1947 warrants it in the opinion of the Lessee, that the Lessee shall pay to the Lessor during the month of December, 1947, and additional rent of Three Hundred Dollars.

If the rent hereunder shall remain due and unpaid for ten (10) days after written notice from Lessor to Lessee, Lessor shall have the right to re-enter said premises and to remove all persons therefrom.

Should said premises or any part thereof be destroyed by fire or otherwise rendered untenable, the rent payable hereunder shall abate from the date of such destruction or injury in the proportion that the premises so rendered untenable bears to the entire premises, and all advance payments of rents, if any, covering periods subsequent to the date of such destruction or injury, shall be promptly refunded to Lessee, in the proportion aforesaid. Should a substantial part or the whole of the premises be so destroyed or rendered untenable, Lessee may at its option quit and surrender possession of said premises hereby leased, or may, if it shall so desire, upon the completion of the repairs or restoration of said building, re-occupy the premises upon the terms and conditions herein set forth, the rent to commence from the date of such re-occupation.

Lessor shall pay all taxes, special assessments and public charges levied against said premises, payable during the term of this lease.

This lease is hereby made to be binding upon, and shall enure to the benefit of the respective parties thereto, their respective heirs, Executors, Administrators or assigns.

IN WITNESS whereof, the parties hereto have executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered by

Lessor in the presence of:

George A. Crain

R. A. McClimon

Signed, sealed and delivered by
Lessee in the presence of
George A. Crain

R. A. McClimon

Edna G. Thompson

D. & D. Motors, Inc.

BY Dan D. Davenport, Pres.