

STATE OF SOUTH CAROLINA

S. C. Stamps \$3.00

COUNTY OF GREENVILLE

This lease made and entered into by and between Annie C. Griffin, hereinafter referred to as the Lessor, and Harris Motor Lines, a corporation, hereinafter referred to as the Lessee, witnesseth:

That in and for the consideration hereinafter expressed, the Lessor does hereby lease and let unto the Lessee that certain lot of land, together with the improvements situate thereon, located in the County of Greenville, South Carolina, on the west side of United States Highway No. 25, having a frontage on said highway of 50 feet and extending back in parallel lines a depth of 150 feet. Also the lot of land immediately adjacent to the above described lot, acquired by the Lessor herein from Walter J. Williams, having a frontage on the west side of United States Highway No. 25 of 50 feet and running back in parallel lines 150 feet, the lot of land first above described being designated as lot No. 1 Block G and the second lot of land above described being lot No. 3, Block G, of the subdivision known as Park Place according to plat recorded in R. M. C. Office for Greenville County in plat book A, page 119.

As part of the consideration for this lease, the Lessor herein agrees to erect upon the Williams lot (the second lot hereinabove described) a building which shall represent a duplicate of the building now situate upon the first lot hereinabove described, same to be constructed in accordance with plans and specifications agreed upon by the Lessor herein and Mr. Malcolm, local manager of the Lessee herein, and shall be constructed as soon thereafter as conditions permit, taking into consideration the scarcity of labor and building materials and existing building restrictions and regulations.

It is understood and agreed that this lease shall commence immediately upon completion of the construction of the building above referred to and shall continue for a period of five years thereafter.

In consideration for said premises, the Lessee agrees to pay to the Lessor as rent therefor one hundred twenty-five dollars per month, payable monthly in advance.

It is further understood and agreed that time is of the essence of this contract and in the event one month's rent is in arrears and unpaid for a period of ten days, that this lease shall become null and void at the option of the Lessor. It is further understood and agreed that in the event the Lessee is adjudicated bankrupt, voluntary or involuntary, or shall made an assignment for the benefit of its creditors, that this lease shall become null and void at the option of the Lessor.

It is understood and agreed that the Lessee will make good all breakage and damage to the premises hereby leased, including the buildings situate thereon, occasioned by its occupancy of said premises, natural decay and wear excepted.

It is further understood and agreed that in the event the buildings or either of them situate upon the premises hereby leased shall be damaged by fire or other casualty to such extent as to render same unfit for the purposes for which the same are being used by the Lessee herein, in such event the Lessor shall have the option of terminating said lease or of restoring said damaged building or buildings to their original condition, but the rent during the period necessary for the restoration of said building or buildings shall abate.

In witness whereof, we have hereunto set our hands and seals this 10 day of Aug., 1945.

In Presence of:

Walter W. Goldsmith

Mary Meares

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY



Annie C. Griffin (SEAL)  
Lessor

Harris Motor Lines (SEAL)  
Lessee

By: L. W. Harris, Pres.

PERSONALLY appeared before me Walter W. Goldsmith and made oath that he saw the within named Annie C. Griffin & L.W.Griffin Sign, seal and as their act and deed deliver the within written lease, and that he with Mary Meares witnessed the execution thereof. Walter W. Goldsmith  
SWORN to before me this 21 day of August A.D. 1945 - Nelle B. Austin (L.S.)  
Notary Public for S. C. Recorded Aug. 21, 1945 - P.M.