

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

F. M. Davenport, Jr., and Sarah M. Davenport, lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Raymond Sperr and Mrs. Beatrice Sperr, partners in business as Beatrice Sperr Sales Company lessee,  
for the following use, viz.: To be used for sales lot and service and parking for trailers

for the term of one year, beginning July 15, 1947.

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

Fifty (\$50.00) Dollars  
per month payable on the 15th day of each month in advance

The lessee 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 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.

The following is a description of the property hereby leased: All that certain lot of land situate, lying and being on the west side of Augusta Road and the eastern portion of lot #8 of property of G. L. Walker as shown on Plat recorded in Plat Book H, page 18, being north of Louise St. between lots #7 and 9. For a more particular description see deed of G. L. Walker Estate to F. M. Davenport, Jr., and Sarah Davenport, deed recorded in Deed Book 253 at page 62. Option is given lessees to renew this lease for a period of four years after the expiration thereof under the same terms and conditions; provided that written notice of the desire or intention to make such renewal is given the lessor thirty (30) days prior to the expiration date of this lease hereinafter mentioned.

It is understood and agreed by the parties hereto that all improvements under ground, such as pipes, conduits, drainage, etc., shall be and become the property of the lessor at the expiration of this contract; that any fixtures or improvements thereon which will not be injurious to the property by removal shall be the property of the lessees and they shall be entitled to remove same from said property at the expiration or termination of this lease. No trees are to be cut down or injured on said property.

The buildings and improvements that lessees may remove, at their option, are such buildings and improvements constructed on said premises by them at their own expense.

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 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

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 Three months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agrees 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 lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15th day of July 19 47.

Witness: F. M. Davenport, Jr. (SEAL)  
Sarah M. Davenport (SEAL)  
Lessors  
Raymond Sperr (SEAL)  
Mrs. Beatrice Sperr  
Per Raymond Sperr, Raymond Sperr  
Partners in business as Beatrice Sperr Sales Company - Lessees.

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }

PERSONALLY, comes W. E. Bowen  
and makes oath that he saw the within named F. M. Davenport, Jr., Sarah M. Davenport and Raymond Sperr  
sign and seal the within written instrument, and that he with

Jewell L. Payne witnessed the execution thereof.

Sworn to before me this 15th day of July 1947  
Jewell L. Payne (L. S.)  
Notary Public, S. C.

W. E. Bowen.

S. C. Stamps \$ and 8¢ cents

Recorded July 15th 19 47 at 1:35 o'clock P. M. BY: E. G.