

This Indenture, made and entered into this 10th day of June, 1948 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 60 feet by 109, and other building being approximately 30 feet by 140 feet, and parcel of land being approximately 60 feet by 209 feet, upon which the buildings and concrete driveway are situated, on East Poinsett Street, Greer, S. C., and being now occupied by D. & D. Motors, Inc., to Have and to Hold the same for the term of thirty-six months(36) beginning on the first of January, 1951 and ending on the 31st of December 1953, for a monthly rental of One Hundred Seventy-Five & NO/100 Dollars (\$175.00). Rentals to be paid on the first of each month in advance.

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 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 of 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.

The Lessee shall have the right to sub-rent all or any part of the above described premises during the term of this lease.