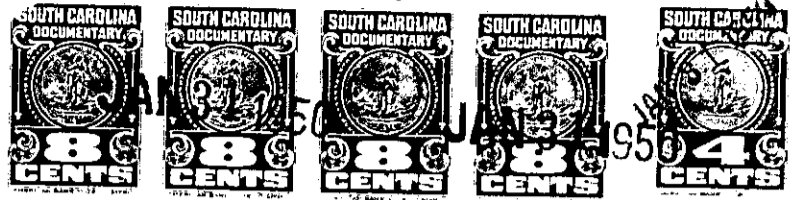


4M-6-48 No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina,
County of.....Greenville.....



.....Pink Davis..... lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Milton E. McCain.....

..... lessee
for the following use, viz.: parking lot, or for any other purpose in connection
with lessee's business adjoining same..... the
premises hereinafter described.....

for the term of three (3) years, beginning October 1, 1949, and ending
September 30, 1952.....

.....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.....

Twenty five and no/100..... Dollars
per month..... payable in advance on the first day of each month

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 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 vacant lot on the New Buncombe Road, northwest from McCain's
Soda Shop, and joining said shop. Said lot facing on said New
Buncombe Road a distance of 70 feet, extending to my driveway from
said soda shop, and running back across the bed of the old Paris
Mountain Road. Lessee shall have the option of renewing this lease on
the same terms as contained herein for consecutive year to year periods
by giving the lessor a thirty day written notice of such intention.

To Have and to Hold the said premises unto the said lessee Milton E. McCain, his
executors or administrators for the said term. ~~XXXXXX~~
year ~~XXXXXX~~
tion ~~XXXXXX~~
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or
months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree 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-
rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 28 day of January, 19400
October

Witness:(SEAL)

W. Smith Batoon Jr.
B W Hanks

Pink Davis
Milton E. McCain
.....(SEAL)
.....(SEAL)
.....(SEAL)