

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE



GREENVILLE CO. S. C.
L E A S E
3 of 11 1951

THIS LEASE MADE and entered into this 28th day of July, 1949,
by and between Nelle K. Hopkins, Individually and as Executrix of
the Will of James G. Hopkins, deceased, of Greenville County, S. C.,
hereinafter referred to as Lessor and Baker Motor Company, Inc. of
Greenville, S. C., hereinafter referred to as Lessee,

W I T N E S S E T H

In consideration of the payments to be made by the Lessee as
hereinafter provided and the covenants of the Lessee hereinafter set
forth, the Lessor does hereby lease and demise unto the Lessee,

all that certain piece, parcel or lot of land situate,
lying and being in the State of South Carolina, County of
Greenville and on the South side of Pendleton Street, in
the City of Greenville, and having a frontage according
to Page 73 of the City Block Book of 100.0 feet on the
South side of Pendleton Street, by a depth of 220.7 feet
on the East line, 217.2 feet on the West line, rear line
being 102.2 feet, and being known and designated as No.
409 Pendleton Street.



TO HAVE AND TO HOLD unto the Lessee for and during the term of
fifteen (15) years commencing as of date of possession of the prop-
erty--possession to be given on or before ninety (90) days from date
hereof. There being an old, one-story, frame house situate upon the
above described lot, said house now being occupied by tenant. It
being further understood between Lessor and Lessee that the Lessor
is to give the tenant notice immediately to vacate the house as this
is to be considered a Ground Lease and the house above mentioned is
to be removed from the premises.

The Lessee does hereby covenant and agree to pay to the Lessor,
in advance, as rental for the use of said premises during the twelve
(12) months ending May 15, 1950, the sum of THREE THOUSAND NINE HUNDRED
AND THIRTY (\$3,930.00) DOLLARS; as rental for the use of said premises
during the twelve (12) months ending May 15, 1951, the sum of THREE
THOUSAND NINE HUNDRED AND THIRTY (\$3,930.00) DOLLARS; thereafter,
throughout the remaining term of this lease, the Lessee agrees to pay
to the Lessor for the use of said premises a rental of SIXTY FIVE
(\$65.00) DOLLARS per month, said rental to be paid monthly in advance.