

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

L E A S E

P. C. Higginbotham, lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does grant, bargain, and lease unto Thackston Farm Implement, Inc., lessee, the lot of land and store building thereon at 1207 Laurens Road, Greenville, S. C., the said lot having a width of approximately seventy (70) feet and a depth of approximately three hundred seventy-five (375) feet, for use in conducting a farm machine and implement business for the term of one year from April 19, 1954, at a monthly rental of Two Hundred Fifty and no/100 Dollars (\$250.00), payable in advance, the first monthly payment to be made upon the signing of these presents and the other monthly payments to be made on the 19th day of each succeeding month with the privilege to the lessee of a renewal hereof for a two year term at a rental of Three Hundred and no/100 Dollars (\$300.00) per month, the lessee to give written notice of its desire for such renewal at least ninety (90) days before the expiration date hereof.

PC
HMT

The lessee hereby agrees to take the building as it stands and is to use the same for the purpose above mentioned and for no other. The lessor is to repair the roof should it leak. However, it is understood and agreed that the roof is considered sound and that the lessor is 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 gives notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the rent for the entire term shall become immediately due and payable.

Before erecting any outside signs which may connect with any outside part of the building here leased, the lessor's consent must be obtained.

To Have and to Hold the said premises unto the said lessee, Thackston Farm Implement, Inc., its successors and assigns, for the