

State of South Carolina JAN 30 3 58 PM 1956

County of Greenville

LILLIE FARNSWORTH R. M. C.

John W. Powell and Mrs. Rebecca P. Pittman

lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and-lease unto George Smith Motor CO.

lessee for the following use, viz.: Ninety Five feet frontage on Buncombe Street Greenville, S.C. Between Steveson Bros. Furniture Store and Cannon's Used Car Lot

for the term of ~~Three~~ ^{February} Years and Eleven Months beginning ~~March~~ ^{February} first Nineteen Hundred Fifty Six, (1956) and extending to December Thirty First Nineteen Hundred Fifty Eight (1958).

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 \$150.00 per Mo.

~~One Hundred Twenty Five & no/100~~ --- One Hundred Twenty Five & no/100 Dollars For the first Eleven Months, and One hundred Fifty Dollars (\$150.00) per Month, Next Three Yrs payable First of each Month in advance. Not later than the tenth of each Month, At any time as long as this Lease is in force.

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 lessee has the Privilege of removing any buildings, signs and wiring, placed on the premises by the lessee, During occupancy upon expiration of this Lease.

To Have and to Hold the said premises unto the said lessee executors or 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 _____ 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

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 28 th day of January, 1956

Witness:

J. F. Bethard Georgia Bagshaw

J. W. Powell (SEAL) Rebecca P. Pittman (SEAL)



(Continued on Next Page)