

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE.)

L E A S E

FILED
GREENVILLE SO. S. C.
JUN 19 12 11 PM 1957
L. L. WORTH

THIS AGREEMENT entered into at Greenville, South Carolina on the day of June 1957 between HERMAN F. DILL and HERMAN F. DILL, JR., hereinafter called Lessors and MARTIN PAGE, doing business as P. & P. Auto Parts, hereinafter called Lessee.

W I T N E S S E T H :

WHEREBY, this agreement the Lessors agree to lease and the Lessee agrees to rent a certain piece of property located in Greenville County, State of South Carolina, and being a portion of the property owned by the Lessors and now used in the operation of business known as Dill Fertilizer and Fuel Company. The property covered by this lease is described as follows:

BEGINNING at a point on the Old Mill Road approximately 44 feet southwest from the location of the gin, and running thence with said road, S. 76-15 W. approximately 450 feet to an iron pin on White Horse Road; thence with the White Horse Road in a southerly direction approximately 35 feet to a point on the right-of-way of Southern Railroad; thence with said right-of-way, N. 89-07 E. approximately 400 feet to an iron pin; thence in a new line across said property approximately the line of a ditch running from the Souther Railroad right-of-way to the Old Mill Road approximately 150 feet.

The Lessee agrees that the property will be used for storing automobiles or automobile parts or such other business as is usually used in general used car business or car storage business. The Lessee agrees to enclose said described property with a fence at his own cost.

AND FURTHER, it is understood and agreed between the parties hereto that if the Lessee constructs a building of any nature on said property, said building is to be constructed at Lessee's own cost; and in the event the lease does not continue for a period of at least five (5) years the Lessee is hereby given permission to remove said building from the premises. However, in the event that the Lessee leases this property for a period of five (5) years or more, then the building becomes a portion of the real estate and is not to be removed and then becomes the property of the Lessor.

(Continued on Next Page)

