

MAY 20 4 37 PM 1960

BOOK 650 PAGE 467

STATE OF SOUTH CAROLINA OLLIE F. BARNWORTH
R.M.C. LEASE
COUNTY OF GREENVILLE

This agreement made and entered into by and between Erwin S. Starnes, hereinafter referred to as the Lessor, and ~~Jack M. Cardo~~ ^{GARDO'S AUTO SALES} hereinafter referred to as the Lessee:
INC. A SOUTH CAROLINA CORPORATION

WITNESSETH

That in and for the consideration of the rents reserved and the mutual covenants, promises and agreements hereinafter contained, it is hereby agreed as follows:

1. That the Lessor does hereby grant, bargain, demise and lease unto the Lessee the following described property:

One Store building located at 911 Poinsett Highway, near the City of Greenville, S. C., said lot being 151.1 by 84.5 by 107 by 88 feet adjoining property of Aikers Motor Line and Highway 88.

2. To have and to hold the above described premises together with the exit and entrances to said premises unto the lessee, his heirs and assigns, for and during the term of One (1) year, beginning June 1, 1960 and expiring at midnight May 31, 1961.

3. The Lessee does hereby agree to pay unto the Lessor, for and during the term of said lease Three Thousand and no/100 (\$3,000.00) Dollars in the following manner: Two Hundred Fifty (\$250.00) Dollars each month beginning June 1, 1960, in advance, and a like amount on the same day of each successive month thereafter throughout the lease term.

4. The Lessee, shall have the option of renewing this lease for a three (3) year term upon the same rental conditions as contained herein provided that a sixty (60) day notice be given unto the Lessor of the Lessee's intention to so exercise said option and failure to give the sixty (60) day written notice as required, will cause the Lessee to forfeit (at the option of the Lessor) the right to extend the lease for an additional three (3) year term.

(Continued on Next Page)