

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



FILED  
GREENVILLE CO. S. C.

MAY 20 9 20 AM 1960  
LEASE CONTRACT

This Lease made this 12<sup>th</sup> day of May, 1960, between John A. Park, hereinafter referred to as Lessor and David R. Millican, hereinafter referred to as Lessee,

WITNESSETH: That Lessor, in consideration of the rental hereinafter expressed to be paid, has granted, bargained and released, and by these presents does grant, bargain and lease unto David R. Millican, Lessee, the property situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows:

That certain vacant lot of land on western side of Oneal Street, same being forty-five (45) feet, more or less, in width at front and at rear, with side lines of one hundred fifty (150) feet, more or less, having and bounded by the wall next to the Dempsey Used Car lot and which wall is the one nearest to Pendleton Street, on the north, having and bounded by a cable wire fence separating lot herein leased from an alley driveway, on the south, having due regard to and for the variable course of said cable wire fence as is, as established.

For the following use, and no other: For a parking lot.

TO HAVE AND TO HOLD the aforesaid premises unto Lessee, his Executors and Administrators, for the period of one (1) month, beginning on the 1st day of June, 1960, and ending on the 30th day of June, 1960, and thereafter to continue from calendar month to calendar month on same terms, subject to any and all stipulations and agreements set forth herein; and provided, however, that if either party hereto desires to terminate this lease after the expiration or termination of the term first above mentioned, that party shall give to the other party written notice of such intention so to do, by registered mail, fifteen (15) days prior to the end of the calendar month on which it is desired that same be terminated; but in no event shall such leasing continue for longer than a period of one (1) year, dating from June 1, 1960, at which time such leasing shall automatically terminate and cease.

And said Lessee, in consideration of the use of said premises, for the said term, agrees and promises to pay said Lessor the sum of Fifteen and No/100 (\$15.00) Dollars per calendar month as rental, payable in advance on the first day of each calendar month, beginning with and on the 1st day of June, 1960.

The Lessee agrees to take the property just as it stands, and further agrees to make any and all such improvements as he may desire and/or find necessary for his business, or otherwise, as may be proper and legal, all at his own expense and with requiring anything whatsoever on the part of Lessor.

Lessee requires of Lessor the use of the premises for the business mentioned and for no other use, and use of the premises for any other business or use other than herein called for, shall cancel and render this lease null and void if Lessor so desires and gives to the Lessee fifteen (15) days written notice by registered mail or by hand.

If the business is discontinued or premises vacated before the expiration of the lease, then the whole of the unexpired time immediately becomes due and payable.

Without written consent of Lessor first had, this lease shall not be assigned and no part of said premises shall be subleased to another.

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