

CE. 2-2727

SEP 26 1960

64.80  
13.00  
67.80

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8442

Lease

THIS LEASE entered into and dated as of the 11th day of May 1960

between Thomas R. Eastorby, as Lessor, and THE GOODYEAR TIRE & RUBBER COMPANY, an Ohio corporation having a principal office in the City of Akron, State of Ohio, as Lessee.

WITNESSETH that Lessor does hereby demise and lease unto Lessee, and Lessee does hereby hire and take from Lessor those certain premises located at S. E. Corner of College St. & Academy St. in the city of Greenville, County of Greenville and State of South Carolina described as follows:

Beginning at an iron pin at the intersection of the south line of College St. and the east line of Academy Street, thence south 25° 20' west along the east line of Academy Street 151.4 feet to an iron pin; thence south 66° 21' east 159.5 feet to a point; thence north 22° 52' east 115.6' to an iron pin in the south line of College St.; thence along the south line of College St. north 64° 03' west 153.1 feet to the point of beginning.

together with all structures now existing and to be erected thereon and all appurtenances thereto as hereinafter provided

TO HAVE AND TO HOLD the same for a term beginning on the 19th day of May 1960 and ending on the 19th day of May 1961, and Lessee hereby agrees to pay therefor a monthly rental of \$1350.00 in advance on the first business day of each month during said term to Lessor

at 523 W. Washington St., Greenville, S. C. or elsewhere as Lessor may, in writing direct. If the term hereof shall begin or end on a date other than the first or last day of a calendar month respectively, the rental for such partial month or months shall be prorated at the monthly rate then effective.

PROVIDED ALWAYS, that this lease is entered into upon the following terms and conditions, all of which the parties hereto covenant to keep and perform:

1. If Lessee has heretofore installed or shall hereafter install at its expense any shelving, lighting and other fixtures, unit heaters, portable air conditioning units, portable partitions or any trade fixtures, or if Lessee has heretofore installed or applied or shall hereafter install or apply any advertising signs or other standard identifications of Lessee, any article so installed or any identification so applied shall be the property of Lessee which Lessee may remove at the termination of this lease, provided that in such removal Lessee shall repair any damage occasioned to the premises.

2. Lessor will keep the roof and plate glass windows in good condition and repair and will make all structural repairs necessary during the term hereof and any elevator improvements and building changes or installations required to conform with applicable laws and ordinances. In the event Lessor shall fail or neglect to make any repairs which, under the terms of this lease, Lessor is required to make, and of which notice has been given to Lessor by Lessee; or having started such repairs shall fail to complete them at the earliest possible date, Lessee may cause such repairs to be made or completed and may deduct from subsequent installments of rent an amount sufficient to reimburse it for expenses incurred in making or completing such repairs. Lessee will not commit any undue waste on the premises and will conform with all applicable laws and ordinances respecting the use and occupancy thereof relating to matters not covered elsewhere herein, provided that Lessee shall in no event be required to make any alterations, additions or improvements to such premises in order to conform therewith. Lessee, at its own expense, may, in a good workmanlike manner, make such alterations in the improvements on the demised premises as it shall deem necessary in the conduct of its business without, however, materially altering the basic character of such improvements and shall not be required to restore the improvements to their original condition. At the termination of this lease Lessee will surrender the premises to Lessor in substantially as good condition of repair as when received, ordinary wear and tear, damage by fire, the elements and unavoidable casualty excepted.

will apply the first coat of paint after construction, but none thereafter.

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Handwritten notes and stamps at the bottom left of the page.