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BOOK 674 PAGE 193

6M-9-50-No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

County of Greenville

H. B. Drake and H. Beaumonde Drake lessors
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Ed Cape and James Garner, d/b/a Cape and Garner lessees

for the following use, viz.: tire recapping and an automobile equipment store

brick building at 1029 Green Avenue, Greenville, S. C.

for the term of five (5) years from January 1, 1962

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

Six Thousand (\$6,000.00) Dollars

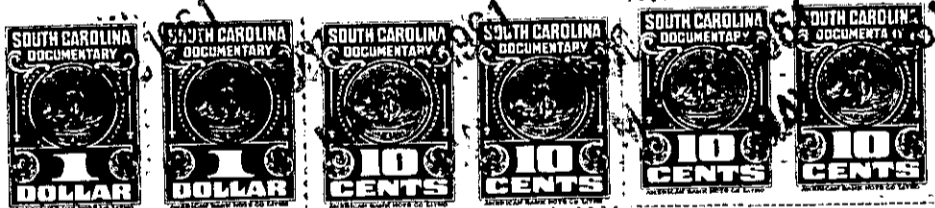
payable One Hundred (\$100.00) Dollars a month commencing January 1, 1962.

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 lessors or lessees may terminate this lease at any time upon twelve months' written notice.



To Have and to Hold the said premises unto the said lessee their executors or administrators for the said term.

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 nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15 day of March 1961

Witness:

Genevieve G. Williams

H. B. Drake (SEAL)
H. Beaumonde Drake (SEAL)
Edward M. Cape (SEAL)
James H. Garner (SEAL)

(Continued on Next Page)