

FILED  
GREENVILLE CO. S. C.  
NOV 22 3 31 PM 1961  
OLLIE J. JAMES WORTH  
R. M. C.

STATE OF SOUTH CAROLINA )  
 :  
COUNTY OF GREENVILLE ) LEASE AGREEMENT

This LEASE AGREEMENT made and entered into this 10<sup>th</sup> day of Novem-  
ber, 1961, by and between DOROTHY H. ALLEN and MARGARET H. SEXTON, Lessors  
and GEORGE B. SMITH, Lessee,

W I T N E S S E T H :

That the said Lessors are the owners of a certain piece of property  
located on By-Pass 291 in the County of Greenville, fronting 100 feet on  
said By-Pass 291 and running back a depth of 150 feet. Said property now  
being occupied by KING'S MOBILE HOMES under an option extending to  
April 15, 1962.

That for and in consideration of the rentals hereinafter mentioned,  
the Lessors, Dorothy H. Allen and Margaret H. Sexton, do hereby agree to  
lease the premises heretofore described, to the said George B. Smith,  
Lessee, at the expiration of the present option period for a period of one  
year beginning on April 15, 1962 and ending April 15, 1963 at a rental of  
Ninety (\$90.00) Dollars per month, payable in advance on the 16th day of  
each and every month and to continue for the full term of this Lease  
Agreement.

The Lessee further agrees that he will use the premises only for the  
sale of used cars and the general operation usually engaged in by trailer  
sales and that he covenants and agrees with the Lessors that he will not use  
or permit said premises to be used for any unlawful purpose or permit any-  
thing thereon which may be or become a nuisance.

The Lessors further agree that upon the Lessee giving to them Ninety  
(90) Days written notice before the expiration of this Lease that they will  
extend this Lease for an additional period, beginning April 16, 1963 and  
ending April 15, 1965, upon the same terms and conditions as herein set  
forth.

It is further understood and agreed that the property herein leased is  
subject to all zoning regulations applicable to said property by the City  
of Greenville.

It is further understood and agreed that the Lessee shall return said  
premises to the Lessors at the expiration of this Lease or any renewal  
thereof, in the same physical condition as existed at the date of the

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