



4 M - 4-60 - No. 350 - LEASE (CONY Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

BOOK 744 PAGE 445

State of South Carolina



County of Greenville

OLLIE FARADY K. H.C.

Faubion Fabrics Co., Inc.

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Poinsett Auto Supply, Co.,

lessee

~~XXXXXXXXXXXX~~ all that certain property located at 307 Easley Bridge Road, Greenville, S. C. designated as the STREET FLOOR. It is specifically understood that the Lessor now occupies the basement of said building and no other part of the building in hereby lease except the STREET FLOOR.

for the term of Five (5) Years, commencing March 1, 1964, with a five (5) Year OPTION to commence on March 1, 1969. In the event Lessee to desires to exercise his Option to renew, then he must give Lessor Sixty (60) days notice of his intention to so do 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 \$75.00 per month for March, April and May, 1964 and the sum of \$150.00 per month commencing June 1, 1964 and continuing for the remainder of the five year period. If Lessee exercises his Option to renew, the rental shall be \$175.00 per month for the second five year period, commencing March 1, 1969.

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.

It is mutually agreed between the Lessor and Lessee that this Lease may be assigned to Poinsett Auto Supply Inc. when the corporation is completed and filed; at which time the liability for the terms of this Lease shall be the liability of the corporation and not the liability of the individual partners, K. Morris Green and Grady W. Green. If the corporation is not formed, then the liability shall remain that of the Poinsett Auto Supply Co., a partnership.

To Have and to Hold the said premises unto the said lessee, executors, or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party

ONE (1) months written notice previous to the time of the desired termination, but 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 28 day of February, 1964

Witness:

Richard S. Johns
Geraldine Welch

FAUBION FABRICS CO. INC. (SEAL)

By: Carlton A. Faubion (SEAL)
Secretary & Treasurer

POINSETT AUTO SUPPLY, CO. (SEAL)

By: K. Morris Green (SEAL) Partner
Grady W. Green (SEAL) Sec.

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