

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA AUG 19 11 01 AM 1964
COUNTY OF GREENVILLE)

LEASE AGREEMENT

OLLIE FARNSWORTH
R.M.C.

THIS LEASE AGREEMENT made and entered into this 19th day of July 1964, by and between DOROTHY H. ALLEN AND MARGARET H. SEXTON, Lessors and GEORGE B. SMITH, Lessee,

W I T N E S S E I 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, 1965.

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 two (2) years beginning on April 15, 1965 and ending April 15, 1967 at a rental of One Hundred Dollars (\$100.00) 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 anything 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 15, 1967 and ending April 15, 1969, 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 commencement of this Lease, reasonable use, wear and tear excepted.

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