

State of South Carolina

MAY 18 1 59 PM 1965

County of Greenville

OLLIE H. WORTH R. M. C.

J. H. Batson

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto W. A. Prater d/b/a Discount Auto Sales, lot at corner of Poinsett Highway and Burgess 150' x 225' for the following use, via: auto lot

lessee

beginning June 1, 1965

for the term of Five years/with option to renew on same terms by sixty days notice before expiration of term

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

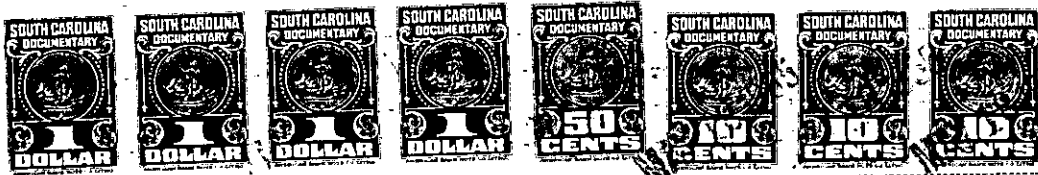
Two Hundred and No/100 (\$200.00) Dollars on the signing of this agreement (for the month of June, 1965) and Two Hundred and No/100 (\$200.00) per month ~~xxxxx~~ beginning July, 1, 1965 for the term of the lease.

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.

- 1. Lessees are permitted to sublease the premises.
2. Lessees may surrender the premises without further liability at time upon thirty days notice.
3. Lessees upon surrender of the premises are permitted to remove improvements made by them such as fences, lights, signs, plexiglass.



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 men-

tioned give to the other party one 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 18th day of May 19 65

Witness: J. H. Batson (SEAL), W. A. Prater (SEAL), O. S. Garrison (SEAL), (SEAL), (SEAL)

(Continued on next page)