

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 25 1971
OLLIE FARNSWORTH
R. M. C.

LEASE AGREEMENT

This Lease Agreement entered into this 29 day of April, 1971, by and between ROBERT REUBEN BISHOP; hereinafter referred to as Lessor, and BISHOP TIRE & SUPPLY CO., hereinafter referred to as Lessee.

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Three and no/100 Dollars (\$3.00) paid to the Lessor by the Lessee, and in further consideration of the mutual covenants of the parties hereto, the Lessor does hereby lease and grant unto the Lessee and the Lessee does hereby take and lease from the Lessor the following described premises with the building situate thereon, as follows:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, within the corporate limits of the City of Greenville, on the Northeast corner of the intersection of Main and Murphy Streets, and being more particularly described as follows:

BEGINNING at an iron pin on the intersection of Murphy and South Main Streets, and running thence with South Main Street N. 20-30 E. 50 feet to a stake, corner of Lot No. 3; thence along line of Lot No. 3, S. 69-30 E. 100 feet to a stake on Donaldson's line; thence along Donaldson's property S. 20-30 W. 70 feet to a stake on Murphy Street; thence along Murphy Street N. 80-50 W. 102 feet to the beginning corner. Being known as Lots Nos. 1 and 2 on a Plat of said property recorded in the R.M.C. office for Greenville County in Plat Book C, page 172.

TERM: This lease shall commence on May 1, 1971, and terminate on April 30, 1975; provided however Lessee is hereby granted an option to renew this lease for the same rental and on the same terms and conditions for an additional one year, provided the Lessor gives to the Lessee written notice of its intention to renew six months prior to the expiration of the original term.

RENT: Lessee does hereby agree to pay and the Lessor does hereby agree to accept as rental for said premises the sum of \$400.00 per month payable in advance on or before the 1st day of each and every month during the term of this lease, commencing May, 1971.

