

MAY 3 10 34 AM '72

VOL 942 PAGE 431

12-62 4M -No. 350-LEASE CITY OF GREENVILLE, S. C. H. Seybt & Co., Office Supplies, Greenville, S. C.

R. H. C.

State of South Carolina

County of Greenville

Fred A. Fuller Appliances, Inc.

lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto W. C. Chiles

lessee for the following use, viz.: Body and Paint Shop

the for the term of Five (5) years beginning May 1, 1972

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 \$50.00 per week for shop at 80 7 Buncombe St., and Parking lot at 317 Lloyd St., Greenville, S.C. (Parking lot at 317 Lloyd St. to be shared with lessor). xx \$125.00 per month payable for parking area between 801 and 807 Buncombe St., except area specifically marked off for use by lessor. All rent payable monthly in advance, beginning May 1, 1972.

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.

Lessor to furnish heat and water for lessee.

In any event Buncombe Street or Lloyd Street is widened and property included in 801 - 807 Buncombe Street be taken by the Highway Department during the term of this lease, this lease at such date shall become null and void.

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

2

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 1 day of May, 1972.

Witness:

Handwritten witness signatures

W. C. Chiles (SEAL) Fred A. Fuller (SEAL) (SEAL) (SEAL)

(Continued on next page)