

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) 2 1974
LEASE AGREEMENT

This Lease made and entered into this 1st day of April, 1974, by and between T. C. ALEXANDER, Mauldin, South Carolina, hereinafter referred to as Lessor, and MAULDIN AUTO PARTS CO., INC., a South Carolina corporation, 306 North Main Street, Mauldin, South Carolina, hereinafter referred to as Lessee.

The Lessor does hereby lease unto Lessee the property hereinafter described for a period of two (2) years, beginning on the 1st day of April, 1974, and ending on the 31st day of March, 1976, according to the provisions hereinafter set forth.

1. Monthly rent of Two Hundred and no/100 (\$200.00) Dollars shall be paid in advance for each month for the term of this Lease, beginning on the 1st day of April, 1974, and continuing on the first day of each month thereafter during the term of this Lease.

2. It is understood and agreed between Lessor and Lessee that Lessee intends to operate an automotive parts and supply business, and Lessor agrees that, during the term of this Lease, and any extension or extensions thereof, no business or store which would be in competition with Lessee shall be started or built upon either of the two adjacent properties.

3. It is agreed and understood that Lessor will be responsible for maintenance of the exterior structure, including walls, roof, and the foundation, and floor, and parking lot.

Lessee shall assume responsibility for the maintenance of all equipment in operation in said building, including such upkeep to the interior as shall be necessary to maintain the store building in nearly as possible to its present condition, subject only to normal wear and tear and damage by fire or other casualty.

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