

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE

THIS LEASE made this 15th day of April, 1974, between
W. RALPH BATSON, as Lessor, and CALVIN RAY ALBRIGHT, as Lessee,

W I T N E S S E T H:

Lessor leases to Lessee all that certain piece, parcel or lot of
land known as Lot 42 Love Estate as shown at Plat Book 1, pages 111 and 112,
located on north side of Highway 25 to be occupied as a place of business
for a motorcycle sales and service shop, commencing May 1, 1974, and ending
May 30, 1979, on the terms and conditions hereinafter set forth.

Lessee agrees as follows:

1. To pay to Lessor as rent for premises one hundred and no/100
(\$100.00) Dollars, payable in advance in equal monthly installments
on the first day of each and every month during the term hereof. The
first installment shall become due on the first day of June next.
2. To keep the premises in good repair at its expense.
3. To use the premises during the term for no other purpose
than that specified above.
4. To permit Lessor to have free access to premises to examine
or exhibit same, or to make any necessary repairs or alterations of
premises, and place "For Sale" and "To Rent" signs on premises.
5. Not to assign this Lease, nor sublet premises, or any part
thereof without written consent of Lessor.
6. To leave premises, on expiration of Lease, in good repair,
necessary wear and tear excepted.
7. To permit Lessor to take immediate possession if premises
vacated by Lessee during term of Lease, and to permit Lessor to re-
let premises and apply proceeds on Lease, Lessee remaining liable
for unpaid balance of rent to extent of any deficiency from reletting.
8. To permit Lessor to enter premises for default of fourteen
(14) days in payment of any installment of rent or for breach of any
agreement of Lessee herein contained.



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