

STATE OF SOUTH CAROLINA) FILED
) GREENVILLE CO. S. C.
) LEASE
) MAR 15 10 28 AM '76
 COUNTY OF GREENVILLE)
) DONNIE S. TANKERSLEY
) R.M.C.

This lease made in Travelers Rest, State of South Carolina, this 1 th. day of January, 1976, between Vance E. Edwards and Ethel Edwards, of Travelers Rest, South Carolina, hereinafter referred to as lessor, and J. Gary Duncan and Randall C. Duncan, both of Travelers Rest, South Carolina, hereinafter referred to as lessee, witnesseth:

Lessor, for and in consideration of the agreements of lessee hereinafter mentioned, hereby leases to lessee, and lessee hereby leases from lessor, the one story buildings located at 305-307 South Main Street, Travelers Rest, State of South Carolina, together with the lands on which it stands described as follows.

One half of that piece, parcel, or lot of land in Bates Township, Greenville County, State of South Carolina being known and designated as Lot No. 12 with improvements thereon, according to a survey made by W. A. Hester, May, 1941 of the property of J. Frank Williams and all that piece, parcel, or lot of land in Bates Township, Greenville County, State of South Carolina being known and designated as Lot No. 13 as shown on plat of property of J. Frank Williams recorded in the R. M. C. Office for Greenville County. This being the same property conveyed to the lessor by Lora M. Davis as shown by deed recorded in the R. M. C. Office for Greenville County on October 6, 1953, recorded in Book P of Deeds, page 618.

This lease is for the term of five years beginning January 1, 1976, and ending December 31, 1980, unless sooner terminated as hereinafter provided.

A. Agreements of Lessee

Lessee, in consideration of said leasing, agree:

1. To pay as rent for premises the sum of \$250.00 dollars per month, payable on the first day of each month during the term of this lease, at 303 South Main Street, Travelers Rest, South Carolina.
2. To pay all charges for light, heat, fuel, power and water furnished or supplied to or on any part of premises.
3. To maintain, repair, and/or replace the furnance of the premises and the roof on the premises if damaged on the outside.
4. To pay all reasonable costs, attorneys' fees and expenses that shall be made and incurred by lessor in enforcing the agreements of this lease.
5. To use and occupy the premises for the operation of an automobile parts or accessories used in connection therewith, and to engage in the business of purchasing, acquiring, owning, selling, and generally dealing in all types of supplies used by all types of motor vehicles, and for no other object or purpose without written consent of lessor, and to not use premises for any unlawful purpose or purpose deemed extra hazardous.
6. To keep the premises in as good repair as the same shall be at the commencement of the term, wear and tear arising from the reasonable use of the same and damages by the elements excepted.
7. To permit lessor and his agents to enter on the premises or any part thereof, at all reasonable hours, for purpose of examining or exhibiting same or making such repairs or alterations as may be necessary for safety or preservation thereof; also to permit lessor to place on premises notice of "For Sale" and "To Rent" and not interfere with same.

V.E.E.
 E.H.E.
 J.M.O.
 R.C.D.