

FILED
GREENVILLE CO. S. C.

JUN 28 12 03 PM '78

STATE OF SOUTH CAROLINA)
) DONNIE S. TANKERSLEY
) R.H.C. LEASE AGREEMENT
COUNTY OF GREENVILLE)

This Agreement made by and between ROBERT COBB, hereinafter referred to as "Lessor" and GARDNER TIRE COMPANY, hereinafter referred to as "Lessee",

W I T N E S S E T H :

In consideration of ONE AND NO/100 (\$1.00) DOLLAR, mutual promises and other considerations, the parties agree, as follows:

- 1) Lessor leases to Lessee all of the land and improvements known as Lot No. 26, Washington Road, Greenville, South Carolina;
- 2) The term of this lease is for twelve (12) months with Lessee having the option to renew for two (2) twelve (12) additional month periods. In the event Lessee desires to not renew, then Lessee is to notify Lessor in writing no closer than fifteen (15) days to any applicable renewal period. Otherwise, this lease is automatically renewed;
- 3) Lessee agrees to pay Lessor TWO HUNDRED AND NO/100 (\$200.00) DOLLARS, per month for the initial twelve (12) months; TWO HUNDRED FIFTY AND NO/100 (\$250.00) DOLLARS, per month for the second twelve (12) month period and TWO HUNDRED SEVENTY-FIVE AND NO/100 (\$275.00) DOLLARS, per month for the third twelve (12) month period;
- 4) Included with the leased premises are the following items: air compressor unit including four (4) air hoses, one jack and work benches;
- 5) Lessor agrees to be responsible for water tight integrity of the building, heating system, plumbing and utilities. ^{and allow} All ^{15.10} minor repairs up to TWENTY-FIVE AND NO/100 (\$25.00) DOLLARS, per item, will be the responsibility of Lessee.
- 5a) It is also agreed and understood between the parties that this property is to be zoned suitable for the purpose of a tire store.

070

4328 RV-2