

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

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THIS INDENTURE, made this 10th day of March, 1978, by and between Henry M. Lee, hereinafter referred to as the "Landlord" and E. M. Satterfield, d/b/a Satterfield's Used Cars, hereinafter referred to as the "Tenant" and in consideration of the payment of Ten and No/100ths (\$10.00) Dollars cash in hand paid at the time this Agreement is executed, said \$10.00 to be applied to the first year's rent.

GREENVILLE CO. S.C.
MAR 13 2 16 PM '78
CLERK OF SUPERIOR COURT

WITNESSETH:

That the Landlord does hereby demise and lease unto the Tenant and the Tenant does hereby hire and take from the Landlord for the term and upon the rentals hereinafter specified, the premises situate in the city of Mauldin, and State of South Carolina, and described as follows:

ALL that piece, parcel or lot of land lying and being in the Town of Mauldin, Greenville County, South Carolina, at the intersection of East Butler Avenue and U. S. Highway 276.

BEGINNING at an iron pin at the southeast corner of East Butler Avenue and U. S. Highway 276 running thence with said Avenue S. 88-12 E. 148.7 feet to an iron pin; thence with property now or formerly of James A. Baldwin, S. 5-56 E. 99.55 feet to an iron pin in line of property of Dee Forrester, et al; thence with said line S. 60-00 W. 90 feet to an iron pin on the east side of said U. S. Highway; thence along the curb of said Highway, N. 28-37 W. 169.4 feet to the beginning.

The above is a portion of Lots 19 and 20 as shown on a plat recorded in Plat Book J at page 153, and the greater portion of that property conveyed to me by James A. Baldwin on July 12, 1960, recorded in Deed Book 634 at page 476.

The term of this demise shall be for two (2) years beginning March 15, 1978, and ending March 14, 1980.

RENT. The Tenant shall pay a fixed rent to the Landlord at the annual rate of Four Thousand Eight Hundred and No/100ths (\$4,800.00) Dollars, annual rental due on the fifteenth day of March each year and payable in equal monthly installments of Four Hundred and No/100ths (\$400.00) Dollars by the fifth of each month with first and last month's rent being prorated. All payments must be made at Landlord's office, P. O. Box 7409, Greenville,

GREENVILLE CO. S.C.
MAR 13 2 16 PM '78
CLERK OF SUPERIOR COURT

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