

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
A G R E E M E N T

This agreement made September 25, 1953, by and between Lila E. Earle, as Executrix of the Estate of M. D. Earle, deceased, and individually, and her children, Marshall D. Earle, Lila E. Crompton and Sarah I. Earle, hereafter known as Lessors, and D. B. Carter's Used Cars Lot # 1, Inc., hereafter known as Lessee,

W I T N E S S E T H:

The Lessors lease unto the Lessee, its successors and assigns, for a period of five years, beginning on February 25, 1956 (the end of the present lease to D. B. Carter): All that certain lot of land about three miles West of Greenville Court House, in Greenville County, South Carolina, beginning at the intersection of the Easley Bridge Road and the White Horse Road, and running thence along the West side of Easley Bridge Road 400 feet; thence at right angles to Easley Bridge Road to White Horse Road; thence along the East side of White Horse Road and along Mason middle line, and again along White Horse Road a total distance of approximately 400 feet to the beginning, and containing by estimate one acre (more or less).

The Lessee shall pay to the Lessors \$75.00 per month, payable monthly in advance for a period of five years from February 25, 1956 to February 25, 1961. The payment to Lila E. Earle of said sum each month may be sufficient payment to all the Lessors. This rent is for ground rent for said land.

Any buildings or structures erected by the Lessee on said land may be moved by the Lessee at the end of its lease, provided that such removal must be made within sixty (60) days after the expiration of said lease and provided that all rent shall have been paid through the period of five years.

The Lessors will pay the taxes on the assessed value of the vacant land; and the Lessee shall pay a sufficient amount to the Lessors each year to pay the taxes on the assessed value of the buildings and structures on said land, which settlement by the Lessee shall be on December 1st of each year that such buildings and structures are taxable.

The Lessee is given an option to extend this lease for an additional period of five years under the same conditions, except that the rent for the additional five years shall be \$100.00 monthly in advance, if said option is exercised by the Lessee. If the Lessee exercises said option the said Lessee shall give to the Lessors notice that the option for the next five years will be exercised in its favor not later than November 25, 1960.

W. B. Carter
W. B. Carter
H. H. [unclear]

