

12-62 4M -No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

JUL 18 12 00 PM 1968

County of GREENVILLE

OLLIE FARNSWORTH
R.M.C.

W. George Raines - 2127 Wade Hampton Blvd. lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Tom Jenkins - 103 Danburry Dr. lessee

for the following use, viz: Tire & Battery Sales - Auto Repair Shop

for the term of five years beginning April 1st, 1968 to April 1st, 1973

Building and property at 1517-1519 North Pleasantburg Drive

Approximate footage - Frontage 60' - Depth 85'

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of \$250.00

Two Hundred Fifty and no/100 Dollars

per month payable in advance 1st of each month

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

The above address of building is bordered on the south by a service station and by the Fashion Cleaners & Launderers on the north.

Lessee agrees to do minor repairs to heating, air conditioning and air compressor units. At the end of lease return to the Lessor in good condition similar to the condition on the execution of this lease, reasonable wear and tear excepted. Real Estate Taxes paid by Lessor.

Lessee agrees to indemnify the Lessor and hold him harmless against any claim arising out of the use the demised premises by the Lessee and further agree to keep in effect at all times for the duration of said lease, a liability insurance policy covering premises described, as well as a \$10,000.00 fire insurance policy covering same.

To Have and to Hold the said premises unto the said lessee Tom Jenkins executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one month written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one month arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 7 day of March, 1968

Witness:

[Handwritten signature]

W. G. Raines (SEAL)
Tom Jenkins (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)



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