

STATE OF SOUTH CAROLINA) FILED
COUNTY OF GREENVILLE) GREENVILLE CO. S. C.

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MAY - 5 11 21 AM '70

W. V. Hawkins,
Lessor,

OLLIE FARNSWORTH
R.M.C.)

And

Mactucko Inc, doing business
as Western Auto Associate Store,

Lessee,

LEASE

The above named lessor, for and in consideration of the sum of One (\$1.00) Dollar, the receipt of which is hereby acknowledged, and the rentals to be paid by the within lessee as hereinafter set forth, hereby rents and leases unto the above named lessee for a period beginning May 1, 1970, and ending May 1, 1971 the following described real estate.

All that vacant lot of land situated at the rear of the building occupied by Mutual Sales, Inc., former occupied by D. and D. Motors, Inc., which is the rear portion of lot No. 11 on plat made by H. S. Brockman, surveyor, for Jason Cannon Property, dated Feb. 17, 1944 and having the following courses and distances, to wit: Beginning at the northeast corner of the building formerly occupied by D. & D. Motors Inc., on the alley, and running thence along said alleyway, N. 32-34 E., 55 feet to a stake; thence about N. 56-00 W., 62' feet to the line of Verne Smith lot, being lot No. 10 on said plat; thence with the line of this said lot S. 36-15 W., 55 feet to the building formerly occupied by D. & D. Motors, Inc., thence with the line of said building to the beginning corner.

The Lessee hereby agrees to lease the above described property for a period of time stated above and to pay the Lessor a monthly rental of Fifteen (\$15.00) Dollars per month, in advance beginning May 1, 1970 and paid on the first day of each month thereafter, and if the lessee should default in payment of said rent the Lessor may declare this lease terminated and take immediate possession of the premises and exercise his right for any rentals which may accrue or be due.

It is further agreed that the lessee shall have the option and privilege of renewing this lease for an additional period of one (1) year, upon the same terms and the same rental price of Fifteen (\$15.00) Dollars monthly and shall notify the lessor 30 days before the expiration of this lease of its intention to do so, and if the lease is renewed or extended the same shall be binding on both parties.

The Lessor reserves the right, at his option, to protect the lot from erosion and control the surface water, and by filling up holes or gulleys at his option and expense, and to keep the leased premises with the Lessee's use of same unimpaired, free of trash and rubbish.

This lease is given subject to existing rights-of-ways heretofore granted for telephone and or power lines. The lease shall be binding on the parties hereto, their successors, heirs or assigns.

In witness whereof we hereunto affix our hands and seals this 1st day of MAY, 1970.

In Witness:

- 1. [Signature]
- 2. [Signature]

[Signature] (SEAL)
Lessor, W. V. Hawkins

Mactucko Inc., doing business as
Western Auto Associate Store

By [Signature] (SEAL)
Lessee

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