

State of South Carolina)
County of GREENVILLE)

B. T. Witcher lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto V. L. Kinsey lessee

for the following use, viz.: Wholesale and Retail Sale of Automobiles and Body and Fender
Shop the
Lot on East side of New Buncombe Road adjoined by Collins and Miller
for the term of Five (5) years commencing July 1, 1956 and ending June 30, 1961

..... 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
THREE Thousand Nine Hundred (\$3,900.00) Dollars
payable Sixty Five (\$65.00) Dollars per month payable in
advance on the First 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
leak 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 Lessee is to make all repairs to the property and maintain same in good
repair. The Lessee is also to maintain and repair the roof should it leak. The
Lessor is not responsible in any manner for repairs or damages to the property from
lack of repairs. The property is not to be used in any manner for auction sales
of automobiles

To Have and to Hold the said premises unto the said lessee V. L. Kinsey
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 men-~~

~~tioned give to the other party~~ months written notice previous to the time of the desired
termination. The destruction of the premises by fire or making it unfit for occupancy or other casualty, or ONE
months 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 18TH day of July, 1956.

Witness: *Mollie F. Wood*
J. B. Price
Mrs. B. T. Witcher
Mrs. V. L. Kinsey
B. T. Witcher (SEAL)
V. L. Kinsey (SEAL)

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