

State of South Carolina )  
County of GREENVILLE )

Paul D. Patrick, lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto Raymond Owen Motors, Inc. lessee

for the following use, viz.: Used Car Lot, a lot fronting 97 ft. on White Horse Road, near City of Greenville, State and County aforesaid, running back along line of lot leased by the lessor to White Horse Realty Co. 125 ft.; thence along parallel line with White Horse Road in a Southerly direction 97 ft. to a ditch; thence with said ditch 125 ft. to White Horse Rd., the point of beginning,  
for the term of two (2) years commencing Dec. 1, 1959 and ending Nov. 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 One Thousand Four Hundred Forty (\$1440.00) - - - - - Dollars  
per period payable in equal monthly instalments of \$60.00 on the last day of each and every month with the privilege of renewing said lease for an additional period of 5 years at a rental of \$3900. payable in monthly instalments of \$65.00 per month.

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.

The Lessee shall have the privilege of erecting such buildings on the premises as he sees fit but no building to be located neared the White Horse Road than the present office building of White Horse Realty Co.

It is also understood and agreed that during the tenure of this lease the lessor will pay the taxes on the real estate, the lessee to pay taxes on buildings and other property placed on the lot.

It is also agreed that upon expiration of this lease, all conditions herein setforth having been performed by the lessee, the lessee to have the privilege of removing any buildings, signs and other structures he may place on the premises, the removal of the same to be at his expense; all pillars and debris to be removed and any holes to be filled, leaving the lot in the condition it is in at this time.

The lessee has the right to pave the lot with black top, which he will not be required to removed at the termination of the lease. Any buildings not removed to become the property of the lessor or his successors or assigns (lessor's property) 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 two (2) months 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 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 10th day of November, 1959

Witness: P.D. Patrick (SEAL)  
Raymond Owen Motors, Inc. (SEAL)  
By Raymond Owen (SEAL)  
Resident, Seybt & Co. (SEAL)