

FEB 10 1961

STATE OF SOUTH CAROLINA)
 :
COUNTY OF GREENVILLE)

THIS AGREEMENT, made and entered into this 9th day of February, 1961, by and between LOUISE C. GOWER, hereinafter referred to as "Lessor," and H. E. JETER, individually and doing business as Jeter and Son Garage, hereinafter referred to as "Lessee."

W I T N E S S E T H :

FIRST: That for and in consideration of the payments made and to be made by Lessee, as hereinafter provided, and of the mutual covenants herein contained, the Lessor does hereby lease and demise unto Lessee and Lessee does hereby lease and take that building now occupied by Lessee located at 245 North Laurens Street in the City and County of Greenville, State of South Carolina.

TO HAVE AND TO HOLD unto Lessee for and during the term beginning May 1, 1961, and ending at midnight on the 30th day of April, 1966, provided, however, that Lessee shall have the option to renew this lease for an additional period of five (5) years when the same expires on April 30, 1966, at a rental to be agreed upon by the parties at that time.

SECOND: The Lessee agrees to pay as rent for said premises the sum of ONE HUNDRED FIFTY (\$150.00) DOLLARS per month, payable in advance on or before the first day of each and every calendar month during the term of this lease.

THIRD: It is mutually understood and agreed that Lessee will accept the building in its present condition. Lessor agrees only to maintain the roof and outer walls during the term of this lease or any renewal thereof, and Lessee agrees to make any other necessary repairs or improvements at his own cost and expense. Lessee agrees to pay all bills for utilities.