

FEB 8 10 51 AM 1964

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
M.C. LEASE

This Lease Agreement entered into this 14 day of August, 1963 by and between Minnie R. McCallum, hereinafter referred to as Lessor, and C. R. Coleman, hereinafter referred to as Lessee,

WITNESSETH

For and in consideration of the rental hereinafter mentioned, the Lessor does hereby lease unto the Lessee the cement block building and the lot on which said building is located situate at the corner of the intersection of White Horse Road and Old Anderson Road in the County of Greenville, State of South Carolina, which property is to be used for business purposes for the sale of furniture, appliances, used cars, trailers and related items.

The term of this Lease shall be for a period of two years beginning August 7, 1963 and ending August 6, 1965. In consideration of the premises the Lessee agrees to pay to the Lessor rental in the amount of \$175.00 per month,, payable on or before the 10th day of each and every month. Receipt of the first month's rental is hereby acknowledged.

The Lessor agrees to carry insurance on the building and to pay all real estate taxes. The Lessee shall pay for all utilities. The Lessee shall further keep the premises in a good state of repair and all upkeep and/or repairs to the building shall be made at the Lessee's expense with the exception of repairs to the roof, which shall be maintained by the Lessor.

The Lessee shall not have the right to sublet the premises without the written consent of the Lessor. The Lessee agrees to make no alteration of the premises without the written consent of the Lessor.

The destruction of the premises by fire or other casualty shall void this Lease. In the event the Lessee shall breach any condition of this Lease

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