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OLLIE F. WORTH

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

James W. Vaughn and Lois G. Vaughn, Lessors, in consideration of the rental hereinafter mentioned, have granted, bargained, and released and by these presents do grant, bargain, and lease unto Vaughn Equipment and Supply Company, Inc., Lessee, for the following use, viz.: office and storage, the new one story masonry office and storage building located on Congaree Road, Greenville, South Carolina, for the term of fifteen (15) years, and the said Lessee in consideration of the use of said premises for the said term, promises to pay the said Lessors the sum of Five Hundred Eighty-Three and 34/100 (\$583.34) Dollars per month, payable the first day of each month, beginning July 1, 1967.

The Lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the Lessee only requires of the Lessors the use of the premises for the business mentioned but no other. The Lessors to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the Lessors not to pay any damages from leaks should any occur. Use of premises for any business other than here-in called for shall cancel this lease if the Lessors so desire 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 Lessors before being erected.

To Have and to Hold the said premises unto the said Lessee, its successors or assigns, 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 three (3) 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 two (2) months arrear

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SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.

