

FILED
GREENVILLE, S.C.
JUNE 14, 1971

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VOL 957 PAGE 473

DAVID B. & MARY MARSHALL
BYARS ROAD ROUTE ONE
GREER, S.C.

ELIZABETH RIDDLE
R.M.C.

DEAR MR. & MRS. MARSHALL:

THIS IS TO ADVISE THAT I WILL LEASE TO YOU, PARKING SPACES AND 12'X60' DINER BUILDING WITH ADJACENT STORAGE BUILDING LOCATED AT INTERSECTION OF U.S. HIGHWAYS 29 AND OLD U.S. 29, TAYLORS, S.C. THIS SPACE WILL BE CONFINED TO THAT WHICH LIES IN FRONT OF THE PRESENT DINER BLDG TO THE PROPERTY LINES AND TWENTY FIVE FEET TO THE REAR OF THE PRESENT DINER BLDG, WHICH IS A BUILDING OF MOBILE HOME TYPE CONSTRUCTION.

INCLUDED IN THIS LEASE WILL BE THE EXISTING EQUIPMENT OWNED BY ME BUT EXPRESSLY EXCLUDED WILL BE ANY EQUIPMENT PLACED IN SAID DINER BY ANYONE FOR USE OF THEIR PRODUCTS OR ON LOAN FOR ANY REASON.

THE RENTAL FOR USE OF THIS SPACE, BUILDINGS AND EQUIPMENT WILL BE \$200.00 PER MONTH, PAYABLE IN ADVANCE, BEGINNING JULY 1, 1971 AND ENDING MIDNIGHT JUNE 30, 1976.

IT IS MY UNDERSTANDING THAT YOU WILL PROVIDE COMPLETE UPKEEP, INCLUDING ROOFS, BUILDINGS AND EQUIPMENT AND WILL MAINTAIN THE PREMESIS TO MEET THE REQUIREMENTS OF ANY MUNICIPAL, COUNTY, STATE OR FEDERAL LAWS.

YOU AGREE TO PROVIDE AND KEEP IN FORCE, ADEQUATE LIABILITY INSURANCE AND HAVE SAME ENDORSED TO INCLUDE ME AS A NAMED INSURED. AND YOU ARE TO SAVE ME HARMLESS FROM ANY ACT, DEED, CLAIM OR LIABILITY OF WHATEVER KIND OF NATURE THAT MIGHT ARISE AS A RESULT OF YOUR OPERATING A BUSINESS AT THIS LOCATION.

FAILURE TO MEET YOUR RENTAL OBLIGATION, OR IN THE EVENT OF LAND CONDEMNATION BY ANY MUNICIPAL, COUNTY, STATE OR FEDERAL GOVERNMENT, THEN THIS CONTRACT WILL BECOME NULL & VOID AND YOU ARE TO VACATE THE PROPERTY.

YOU AGREE THAT NO BEER OR OTHER ALCOHOLIC TYPE BEVERAGE SHALL BE SOLD OR KNOWINGLY ALLOWED TO BE CONSUMED AT THIS LOCATION. LEASEE SHALL NOT HAVE THE RIGHT TO SUBLET.

THIS AGREEMENT WHEN EXECUTED BY THE PARTIES HERETO, SHALL INNURE TO THE BENEFIT OF, AND BE BINDING UPON THE RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS AND SUCCESSORS OF THE PARTIES HERETO.

IF THE ABOVE MEETS WITH YOUR APPROVAL, PLEASE SIGN ON THE LINE(S) BELOW AND THIS LETTER WILL BECOME OUR AGREEMENT AND CONTRACT.

YOURS VERY TRULY,
W. Earl Humphries
W. EARL HUMPHRIES

THE ABOVE MEETS WITH MY APPROVAL:

David B Marshall

DAVID B. MARSHALL
Mary Marshall

MARY MARSHALL

Jessie T Johnson ①

WITNESS
Jessie T Johnson

WITNESS
Blanche Marshall ②

(Continued on next page)