

STATE OF SOUTH CAROLINA FILED
GREENVILLE CO. S. C. LEASE AGREEMENT
COUNTY OF GREENVILLE NOV 13 2 34 PM '80

BOOK 1137 PAGE 247

The Lessor, [✓]JOHN R. SHANKERSLEY
CLAUDE R. ROGERS, in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does grant, bargain, and lease unto the Lessee, BOB COCHRAN, that real estate described as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Poinsett Highway and the southern side of Hammett Street and according to a plat entitled property of Berry's, Inc., dated February, 1967, by C.O. Riddle, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern intersection of the Poinsett Highway and Hammett Street and running thence with said Hammett Street, S. 48-13 W. 168.4 feet to an iron pin on the southern side of Hammett Street; thence S. 0-17 W. 65.2 feet to an iron pin; thence S. 89-43 E. 125 feet to an iron pin on the western edge of Poinsett Highway; thence with said Poinsett Highway N. 0-17 E. 178 feet to an iron pin; the point of beginning.

Said real estate and building thereon to be used as a used car lot for the term of One (1) year from the date hereof 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 Four Hundred and No/100 (\$400.00) Dollars per month, payable November 12, 1980, and Four Hundred and No/100 (\$400.00) Dollars on the twelfth (12th) day of each successive month thereafter.

The Lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the Lessee only require of the Lessor the use of the premises for the business mentioned but no other. The Lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the Lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this Lease if the Lessor so desires 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 shall become immediately due and payable.

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