

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, )  
 COUNTY OF GREENVILLE. )

LEASE

*S. C. Stamps affixed  
 and canceled #5.20*

JAMES H. MORGAN, JR. AND PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS EXECUTORS OF THE ESTATE OF CLINTON J. MORGAN, DECEASED, the owners of the property hereinafter described, and hereinafter called LESSORS, in consideration of the rental and the stipulations hereinafter mentioned, have granted, bargained and released and by these presents do hereby grant, bargain and release unto ATLANTIC GREYHOUND LINES a corporation, hereinafter called, LESSEE, for use as a union bus terminal and station at Greenville, South Carolina, for the term of ten years (10yrs.) beginning January 1, 1937, the following described property:

That certain lot of land with the first floor of the building thereon situate, said building being No. 105 West Washington Street, lying and being in the City of Greenville, County of Greenville, State of South Carolina, fronting nineteen (19) feet on the South side of West Washington Street and having an approximate depth of eighty-six (86) feet and adjoining the lot and building of The Greenville News-Piedmont Company (formerly Haynsworth) on the South.

The property herein leases is a portion of the real estate conveyed by E. C. Doyle, et al to James H. Morgan, Jr. by deed dated April 5, 1919, recorded in office of R. M. C. for Greenville County in Vol. 50 page 285; and the building, the first floor of which is hereby leased, is situate upon the real estate included in said lot except that portion thereof which has been heretofore leased to Western Union Telegraph Company. Excepted from said building is the basement and second story thereof and the stairway leading from West Washington Street to said second story, it being the intention hereof to lease only the first floor of said building and excluding from this lease the said stairway, basement and second floor.

The Lessees, in consideration of the use of the said premises for the aforesaid term, agree to pay to the Lessors the sum of Eighty (\$80.00) Dollars per month for the first five years of the said term and the sum of Ninety-five (\$95.00) Dollars per month for the remaining five years of the term, said rental to be payable in advance on the first day of each and every month of said term, beginning immediately upon the occupancy of the premises by the Lessee and in no event later than January 1, 1937.

For the purpose of enabling the Lessee to remodel the premises herein leased the Lessors agree to advance to the Lessee a sum for that purpose not to exceed in any event the sum of \$2500.00. The Lessee agrees to repay the sums so advanced by the Lessors by monthly payments of \$27.75, said payments to be made in addition to the payment of the rental hereinabove provided for and to be made at the same time said rentals are provided to be paid by the Lessee. Said monthly payments of \$27.75 being payments which it is herein agreed amortize the said advance of \$2500.00 together with interest thereon at the rate of six per cent. per annum, for a period of ten years, the term of this lease. Should less than the sum of \$2500.00 be advanced by the Lessors the monthly payments shall be reduced by such an amount as will amortize the amount advanced, with interest as aforesaid, within the ten year term of this lease.

Should the Lessee fail to made any monthly payments of rent or monthly payment for the retirement of the sum advanced and should such failure continue for a period of thirty days, the Lessors shall have the right at their option to terminate this lease and take immediate possession of the property leased; provided, however, ten days notice in writing shall be given by the lessors to the lessee of the intention to terminate.

The Lessors agree to maintain during the term of this lease the roof and outside walls and to keep the taxes paid upon said property. All other expenses arising out of the occupancy of the property shall be paid by the Lessee.

The Lessee further agrees to keep all and singular the building and premises occupied by Lessee in proper repair during the full term of this lease and to promptly replace all glass broken during said term. The Lessee further agree that nochange shall be made by them which shall in any way interfere with the present heating or water system now maintained by the Lessors in the basement of the building occupied nor with the heating and water lines used in connection with said system and further agree that the Lessors shall have access to said property leased at any time for the purpose of inspecting or repairing said systems and said lines.

The Lessee further agrees that it will furnish heating facilities for the premises herein leased and the Lessors agree that the Lessee may use the radiators installed by the Lessors in said building for the purpose of distributing heat in the premises herein leased and for the purpose may attach the pipe lines furnished by them to the said radiators, it being understood and agreed that the heating system of the Lessee shall be installed in the premises leased by it from the Greenville News-Piedmont Company.

During the remodeling of the premises the Lessee agrees to carry employee and public liability insurance and will save the Lessors harmless from all loss or damage which may arise during said remodeling or construction.

The Lessee further agrees that it will carry public liability insurance and will save harmless and indemnify the Lessors from and against all loss, liability, damage or expense that

(WCB)

Jas. H. M. Jr.

(W.M. C. Beacham)

Jas. H. M. Jr.

W.C.B.