

4M-6-48 No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina,

County of Greenville

LEASE OF THREE VACANT CITY LOTS

I, JOHN W. GRIFFIN

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto R. L. Burns, and Thomas H. Young, their heirs, and assigns

for the following use, viz.: for the purpose of conducting a Used Car Business

vacant lots, numbering three, and located at 312 Fall Street in the City of Greenville, S.C.

for the term of Two years from date, with a 90 day option to renew said lease for the same period, upon the expiration of the first two year lease

in consideration of the use of said premises for the said term, promises to assign all dealers' reserve from each contract sold by the lessees, to the lessor, herein

per payable three months from date, and on the same day of ever third month thereafter, during the duration of this lease

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.

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 lessor before being erected.

It is understood and agreed between the parties hereto that this lease in no way deprives the lessor, John W. Griffin of the right to also use and operate a used car business on the three vacant lots covered by this lease, but it is further understood that John W. Griffin, the lessor, and R. L. Burns, and Thomas H. Young, lessees, shall operate separate, and distinct businesses, and that neither's property shall be liable for the debts incurred by the other, it is further agreed that this lease is to be in no way construed as formulating a partnership between the parties hereto, but to the contrary two separate and distinct business are to be conducted on the same property covered by the lease. The lessees, at the expiration of this lease, shall have a 90 option to renew same, for a like term under same conditions.

To Have and to Hold the said premises unto the said lessee R. L. Burns, and Thomas H. Young, their executors or administrators 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 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 months arrear of rent, shall terminate this lease, if the lessor so desires.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 5th day of April, 1949

Witness: Julius B. Aiken, Thomas H. Young (SEAL), (SEAL), (SEAL), (SEAL)

(Continued on Next Page)