

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)



This indenture made and entered into this ___ day of March, 1952, at Greenville, S. C. by and between JOHN B. LEAGUE, hereinafter referred to as LESSOR, and GREENVILLE MOTORSEKXXXXX, INC., a South Carolina Corporation and D. H. IRVIN and NETTIE C. IRVIN, hereinafter referred to as LESSEES.

W I T N E S S E T H

1. The Lessor has hereby demised and leased to the Lessees, and the Lessees have leased and rented from the Lessor the following described premises situate in Ward 1 of the City of Greenville, S.C.:

J.B.L. #1

"All that lot of land in the City of Greenville, County and State aforesaid with the building thereon, the same fronting 69.4 feet on the East side of Rutherford Street with a depth of approximately 96.8 feet to other property of the Lessor heretofore leased to Johnson Candy Company, Inc., said lot being bounded on the South by a 12 foot alley running from Rutherford Street and is a part of the same property conveyed to the Lessor by Alfred F. Burgess, et al.

~~Also, all that other lot adjoining the above described lot on the North and fronting on the East side of Rutherford Street 75.7 feet with a depth along the northern line of approximately 132.2 feet, said lot being irregular in shape with a dwelling now located thereon which is to be removed. Both of the above mentioned lots being shown on Plat by W. D. Neves, January, 1941, as revised October, 1949, and the last mentioned lot being the same property conveyed to the Lessor by S. & M. Real Estate Company, Inc.."~~

2. The lease term is to commence April 1, 1952, and end March 31, 1958, except the beginning date is to be postponed until repairs or remodeling is completed to the building located on the lot first above described, but the expiration date is fixed and determined as above set out. As rental for said premises for said period the Lessees agree to pay to the Lessor the sum of Sixteen Thousand Eight Hundred and No/100 (\$16,800.00) Dollars to be paid at the rate of Three Hundred Fifty and No/100 (\$350.00) Dollars per month. As hereinafter specified, should the repairs and remodeling as above referred to not be completed by April 1, 1952, the rent is to be abated on a proportionate basis until the completion date.

3. Said monthly rental is to be paid in advance on the first day of each and every month during the term of this Lease, but said rental shall not be considered in arrears if payment is made on or before the 10th day of the month for which said rent is due.

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