

be only partial and the destroyed part can be repaired within a reasonable time then this Lease shall continue and the rent payable hereunder shall be proportionately reduced in accord with the amount of loss or destruction until such time as repairs can be affected. When the leased premises have been restored to their former condition or practically so the agreed rent shall again be payable.

20. It is further agreed that if any rent is past due for more than twenty (20) days, or if the Lessees violate any other material provisions of this rental contract, then the Lessor may declare this Lease at an end, re-enter and take possession of said premises, and remove all persons therefrom without suit or process.

21. To the faithful performance of the terms, agreements, provisions and obligations of this Lease contract, the said parties do hereby bind themselves, their successors, heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals to this instrument in duplicate this the day and year first above written.

In the Presence of:

[Signature]
Phera J. Mitchell
As to the Lessor

John B. League (LS)
Lessor

In the Presence of:

[Signature]
Phera J. Mitchell
As to the Lessees

GREENVILLE MOTORS ~~XXXXXXXX~~ INC.,
a South Carolina Corporation

By: [Signature] (LS)
Lessee

[Signature] (LS)
Lessee

[Signature] (LS)
Lessee

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FOR VALUE RECEIVED, we hereby sell, assign and transfer unto G. L. Muckenbuss the within Lease without recourse on us, this 2nd day of February, 1953.

In the Presence of:

[Signature]
[Signature]

William S. Reyer (SEAL)

Ruth M. Reyer (SEAL)

accepted:

[Signature]



(5)

