

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE : LEASE AND RENTAL CONTRACT

This lease and rental contract entered into this the 5th day of January, 1956, be and between Elizabeth R. Bruce and S. Gibson Bruce, Jr., hereafter to be known as the Lessors, and Thomas E. Duncan, hereinafter known as the Lessee, WITNESSETH:

For and in consideration of rentals herein agreed to be paid by the Lessee and other covenants provided hereafter, the Lessors do hereby let, lease and demise unto the Lessee the following described property for the term beginning January 5th, 1956, and ending at midnight, January 4th, 1958, to wit:

All of that parcel or lot of land with office building and other improvements thereon, located in the City of Greer, in Chick Springs Township of Greenville County, South Carolina, lying on the North side of the U.S. Super Highway No. 29, being all of that property enclosed by a fence and formerly used and occupied by B. & B. Motors as a used car lot, said lot having approximate dimensions of 100 X 100 feet, and being property devised to the Lessors by the late Samuel Gibson Bruce, Sr.

For the use, occupancy and possession of the premises, Lessee covenants and agrees to pay a monthly rental of Fifty (\$50.00) dollars, due and payable in advance, and beginning on January 5th, 1956 and continuing throughout the term of this lease.

It is understood and agreed that the Lessors will keep the roof of the building in a good state of repair. All other minor repairs to the premises and fixtures, including any painting or decorating, shall be the sole responsibility of the Lessee.

The property shall not be sub-rented and this lease shall not be sold or assigned without the consent of the Lessors, in writing. Lessors agree that if they decide to again rent or lease the property at the termination of this lease, the Lessee herein shall have the right of refusal to again rent or lease same, that is to say, he shall have the option and right to accept a lease upon such terms as Lessors are able to obtain from others and most favorable to Lessors.

In the event the improvements on the lot should be destroyed by fire or other hazards, or substantially destroyed without fault of either party, rendering same impracticable of repairs, either party hereto may declare the lease at an end without prejudice to any existing rights at such time.

Witness our hands and seals, this the 5th day of January, 1956.

Signed, sealed and delivered in the presence of:

Amel M. Hankins
W. C. Hankins

Elizabeth R. Bruce L.S.
S. Gibson Bruce, Jr. L.S.
LESSORS
Thomas E. Duncan L.S.
LESSEE

(Continued on Next Page)