

9:30 A.M.

STATE OF SOUTH CAROLINA     )  
                                       :  
 COUNTY OF GREENVILLE     )     LEASE

THIS AGREEMENT, made and entered into this first day of April, 1960, by and between HENRY THEODORE, hereinafter referred to as LANDLORD; and R. W. HUNTER, Trading as Hunter Tire Service, hereinafter referred to as TENANT,

## W I T N E S S E T H :

The Landlord does hereby grant and lease unto the Tenant the following described property:

That certain brick building situated at 236 West McBee Avenue in the City of Greenville, approximately 40 x 80 and the vacant lot adjacent to said building and lying between said building and building occupied by Provence-Jarrard Printing Company,

subject to the following terms and conditions:

1. The period of this lease is for a period of five (5) years, beginning April 1, 1960 and ending March 31, 1965.
2. The agreed rental is \$225.00 per month, payable monthly in advance.
3. The Landlord is to keep the outer walls and roof of the building in good condition at his expense during the period of this lease, but all other improvements will be subject to the written approval of the Landlord and if approved, will be made at the expense of the Tenant.
4. It is understood that the Tenant is to place an alignment pit in the floor of the building and at the expiration of this lease, the Tenant agrees to cover said pit if requested by the Landlord.

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