



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

LEASE

E. F. Cunningham and Rose Cunningham Lessors in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant bargain, and Lease unto Samuel M. Witcher for the following use, viz: Automobile Sales and service lot the premises on Wade Hampton Boulevard conveyed to the Lessors by the deed of Frances W. Nettles, recorded in Deed Book 712, at Page 114 for the term of 3 years, commencing November 23, 1963 and ending November 22, 1966, and the said Lessee in consideration of the use of said premises for the said term, Promises to pay the said Lessor the sum of Three Thousand Six Hundred Dollars, (\$3,600.) payable \$100.00 per month payable in Advance on or before the 30th of each month.

The Lessee hereby agrees to take the building just at it stands unless otherwise agreed upon in writing, and the Lessee only require the Lessor the use of the premises for the business mentioned but no other. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

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.

It is agreed that the Lessor shall have the Option to purchase the property at any time prior to the termination at a price of Twenty-six Thousand (\$26,000.00) Dollars if exercised on or before November 21, 1964; Twenty-Seven Thousand (\$27,00.00) Dollars on or before November 21, 1965; Twenty-eight Thousand (\$28,000.00) on or before November 21, 1966; Twenty-nine Thousand (\$29,000.00) Dollars if exercised on November 22, 1966.

It is further agreed that the Lessee to have the right to move existing house on property to another location on the property, Lessee to move the house at his own expense. It is also agreed that the Lessee is to have the right to improve the property in any manner but such improvement to become part of the property and shall not be removed therefrom at the termination of the Lease.

To have and to Hold the said premises unto the said Lessee Samuel M. Witcher, his executors or administrators for the said term. Three (3) months arrear of rent, shall terminate this Lease, if the Lessor so desires. The Lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the Lessor not sub-rent with the Lessors written consent

This Lessee hereby acknowledges having a duplicate of this Lease.

Witness our Hands and Seals the 22nd. day of November, 1963.

Witness:
W. B. Price
Mollie F. Wood
State of South Carolina
County of Greenville

E. F. Cunningham (SEAL)
Rose Cunningham (SEAL)
Samuel M. Witcher (SEAL)

PERSONALLY, comes Mollie F. Wood and makes oath that she saw the within named E.F.Cunningham and Rose Cunningham sign and seal the within written instrument, and that she with W. B. Price witnessed the execution thereof.

SWORN to before me this 22nd.
day of November, 1963
William B. Price (SEAL)
Notary Public for South Carolina

Mollie F. Wood

Recorded November 27, 1963 At 2:57 P.M. # 15608

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