

OCT 20 1 45 PM 1964

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OLLIE FARNSWORTH
 State of South Carolina
 County of Greenville
 Greenville, South Carolina



THIS LEASE AGREEMENT entered into this 5th day of July, 1963 between Buena Vista Watson & Francis E. Watson, Apt. 12, 535 Fourth Avenue, Huntington, West Virginia, herein called LESSORS and B. J. Lister, Jr., P. O. Box 11, Greer, S. C. herein called LESSEE, WITNESSETH:

In consideration of the covenants and agreements herein contained the parties agree as follows:

- TERM OF LEASE 1. Lessor hereby leases to Lessee for the period beginning May 1, 1965 and expiring on April 30, 1968, subject to renewals as hereinafter set forth, certain property in Greenville, S. C. as described as follows:
2. Being the Western corner of Buncombe Street and Frank Street approximate lot size 179 feet (Buncombe Street), 160 feet (Frank Street) x 176.5 feet x 160 feet, Said tract of land is shown in the City Block on page 28, block 2 and lots 1, 2 and 26.
- AMOUNT OF RENT 2. Lessee shall pay Lessor, as rental for said property and in payment for the rights hereinafter granted the sum of One Hundred Seventy Five and No/100 (\$175.00) Dollars per Month during the term hereof, payable in advance on the tenth of each month with check attached for 1st month's rent. Rental check will be mailed to Mrs. Buena Vista Watson, Apt. 12, 535 Fourth Avenue, Huntington, West Virginia.
- USE OF PROPERTY 3. Lessee shall not use said premises for any unlawful purposes and shall, while occupying same, comply with all laws, ordinances and regulations affecting same or its use. It is Lessee's immediate intention to use the premises for a used car lot and other uses pertaining thereto, but such purpose shall not limit in any way Lessee's rights to use or permit the use of said premises for any lawful purposes.
- REPAIRS 4. Lessor shall not be bound to make any repairs, alterations or improvements of the premises and shall not be bound by any expense on that account incurred by the Lessee.
- INSURANCE 5. Lessor will not be held responsible for any injury that may occur on this property. Liability insurance will be the responsibility of the Lessee. The amount of the liability insurance will be \$50,000.00-\$100,000.00 with a copy of the policy being furnished the Lessor. Fire insurance will be carried on the improvements by the Lessee and the loss payable clause made payable to Lessee.
- IMPROVEMENTS 6. All permanent improvements will become a part of the property and will remain when this lease or renewals have expired less reasonable wear and tear; however, any signs may be removed at Lessee's expense. Cost of said improvements at a minimum will be \$2,000.00 and this is considered as part of rental for the first two years of the lease.

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