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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this 29th day of August, 1980, between Harvey L. Burns, hereinafter referred to as "Lessor", and Stephen F. Bahan, d/b/a Big "A" Auto Parts, hereinafter referred to as "Lessee".

W I T N E S S E T H :

That for and in consideration of the rental to be paid hereunder and the mutual covenants and agreements hereinbelow set forth, the Lessor does hereby lease and demise unto the Lessee, and the Lessee does hereby accept as tenant, the premises situated in the County of Greenville, State of South Carolina, and described as follows:

The unit of the building owned by the Lessor located on Old Spartanburg Road, known as 2518-A East North Street, near the City of Greenville, South Carolina. This unit contains approximately 3,909.3 square feet.

The term of this lease shall be for a term of three (3) years, beginning December 30, 1981, and ending December 30, 1984.

The Lessee hereby covenants and agrees to pay rental of \$3.323 per square foot per year for the demised premises or \$12,991.92 total rent per year based on the designated square footage, payable in equal monthly installments of \$1,082.66 each.

The said rental to be payable in advance on the 30th day of each month by check payable to Harvey L. Burns, at the home of the Lessor (11 Pelham Road, Greenville, South Carolina), or at such other place as the Lessor shall designate.

ADDITIONAL COVENANTS AND AGREEMENTS

The above letting is upon the following additional terms and conditions:

First: The Lessor covenants that the Lessee, on paying the said rental and performing the covenants and conditions contained in this Lease shall and may peaceably and quietly have, hold and enjoy the demised premises for the purpose hereinafter set forth during the aforesaid term and any extension or renewal thereof.

Second: The Lessee covenants and agrees to use the demised premises only for the purpose of operating an Auto Parts Center and for no other purpose.

Third: The Lessee shall, without any previous demand therefor, pay to the Lessor the said rent as hereinabove provided and in case of non-payment of said rent and if the same shall remain in default for ten (10) days, or if the Lessee shall default in any other of the covenants and agreements herein and such default shall continue for a period of ten (10) days after written notice of such default from the Lessor, then the Lessor shall have, in addition to any other remedies the Lessor may have in law or in equity, all of which shall be cumulative, the option to and may enter the premises, either by force or otherwise, without being liable for any prosecution therefor, and relet the said premises, if possible, as the agent of the

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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