

State of South Carolina
County of GREENVILLE

GREENVILLE CO. S. C.
OCT 1 12 15 PM '81
DONNIE TANKERSLEY
R.M.C.

Fred A. Fuller, Jr. and Mary F. Ashmore lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto John A. Dalton concrete block building located at 801
Buncombe with parking in front & rear of bldg; rear parking to be shared
with Smith & Chiles Body Shop, Warehouses; concrete building inside fence
old Studebaker parts building with attached wooden frame building.
for the following use, viz:

Retail Appliances the

for the term of Five (5) years

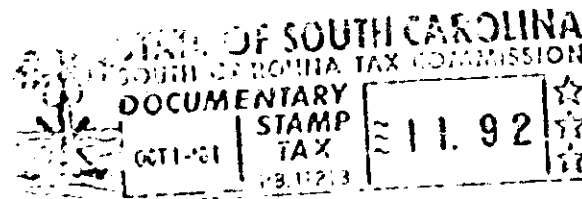
and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of
\$500.00 (Five Hundred Dollars) from October 1, 1981 until September
30, 1982. month payable in advance after September 30, 1982 until
per termination of lease rent will be \$600.00 per month.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee
only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the
roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from
leaks should any occur. 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.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be
consented to by the lessor before being erected.



To Have and to Hold the said premises unto the said lessee John A. Dalton
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from
year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party One (1) months written notice previous to the time of the desired
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or
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 nor sub-
rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 1st day of October, 1981

Witness:

Handwritten signatures of witnesses: Ruby Allison and another.

Handwritten signature of Fred A. Fuller, Jr. (SEAL)
Handwritten signature of John A. Dalton. (SEAL)
(John A. Dalton) (SEAL)

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