

STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE.)

L E A S E

THIS AGREEMENT made and entered into this 7th day of May, 1947, by and between ACME REALTY COMPANY, a corporation chartered under the laws of the State of South Carolina, hereinafter called the Landlord, and ATTAWAY-EASTERLIN -SPOUSE, INC., a corporation chartered under the laws of the State of South Carolina, hereinafter called the Tenant,

W I T N E S S E T H:

In consideration of the payments made and to be made by the Tenant as herein provided, the Landlord does hereby rent and lease unto the said Tenant the following described premises, to-wit:

That property situate on the North side of West McBee Avenue, fronting thereon 70 feet and running back in parallel lines to a depth of 200.3 feet, being the same land conveyed to the Acme Realty Company by two separate deeds dated April 5, 1947; one being by A. D. Attaway et al and the second being by Attaway-Easterlin-Sprouse, Inc.

for a term commencing the 7th day of May, 1947 and ending on the 30th day of November, 1948, for which the said Tenant is to pay the Landlord as hereinafter provided.

The Tenant agrees to take the premises hereinabove described for the term named and to pay to the Landlord a rental therefor of One Hundred (\$100.00) Dollars per month payable in advance, beginning 7th day of May, 1947 and 7th day of each month thereafter.

The Tenant agrees to take the premises as they now stand unless otherwise stipulated herein, and to use same for a used car and sales lot and for no other purpose.

The Tenant further agrees to pay all water, gas and electric power charges used on said premises during the term of this lease and to keep in repair at its own cost all water and fuel pipes, fixtures and accessories and to repair any other damage to the premises that may be caused by negligence and carelessness of said Tenant, servants, agents and employees, and will make good all breakage of glass and keep the same in a clean and sanitary condition and deliver said premises at the termination of said lease in as good condition as it finds them, ordinary wear and tear excepted.

The Tenant further agrees that it will not assign said lease, or sublet the said premises without first obtaining the written consent of the Landlord.

The Tenant further agrees that it will make no alterations or changes in said premises without first obtaining the written consent of the Landlord.

In the event of bankruptcy of the Tenant or in the event said Tenant is placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Landlord may, at its option, declare this lease terminated and may take immediate possession of the said premises.

IT IS FURTHER AGREED between the parties that within 30 days next preceding the expiration of this lease, the said Landlord, its agents, prospective purchasers, prospective lessees or its assigns may from time to time enter upon said premises for the purpose of viewing or showing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation by said Tenant.

Should the Tenant fail to pay any installment of rent provided for herein, or fail to perform any of the covenants and agreements herein contained, the Landlord may, at its option, either declare the rental for the entire term immediately due and payable, or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS these parties hereby bind themselves,