

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

THIS LEASE made this 3rd day of June, 1947, by and between Katherine A. Hunt, (Hereinafter called "Lessor"), and P. E. Hunt and A. D. Andrews, trading as Tire & Battery Exchange, a partnership under the laws of the State of South Carolina, (hereinafter called the Lessee),

WITNESSETH THAT:

FIRST: The Lessor hereby leases to the Lessee for a term of FIVE (5) years, beginning on the 1st day of July, 1947, and ending on the 1st day of July, 1952, the parcel of land at No. 26 Pendleton Street, in Greenville County, State of South Carolina, bounded and described as follows:

Store building at No. 26 Pendleton Street, West Greenville, S. C., the same having 20 feet frontage on Pendleton Street, with a rear line of 37 feet, and being 80 feet deep.

Together with all the improvements thereon, and all equipment and apparatus used in connection with the business located on said premises.

SECOND: Lessee agrees to pay as rent for the leased premises the sum of Seventy-five & no/100 Dollars (\$75.00) per month, said rent to be payable monthly on or before the 15th day of each month for the next preceding calendar month.

THIRD: Lessor shall pay all taxes, assessments and other governmental or municipal charges levied or assessed upon the leased premises as the same become due and payable. If Lessor fails to pay such taxes, assessment, charges and/or, as the same become due and payable, any mortgage or other lien indebtedness and interest thereon which for any reason may be an encumbrance on the leased premises prior to this lease, Lessee may pay the same, or such portion thereof as it elects to pay, charge the amount of such payment to Lessor and withhold all rentals due hereunder until Lessee shall have fully reimbursed itself for all sums so paid.

FOURTH: If the necessary licenses and/or permission to conduct Lessee's business on the leased premises are not granted by the proper public authorities, or, if granted, are revoked, or, if for any other reason it becomes illegal for Lessee to conduct its business on the leased premises, then Lessee may at its option terminate this lease by giving written notice to Lessor.

FIFTH: If the leased premises are rendered unfit for occupancy, by reason of fire, storm, or any other cause, no rental shall accrue or be paid from the beginning of such unfitness for occupancy, until the leased premises are put in tenable condition by Lessor and Lessee is able to occupy the same for the purpose of conducting its business.

SIXTH. Lessee may at any time assign this lease or sub-let all or any part of the leased premises.

SEVENTH. At the termination of this lease Lessee shall surrender the leased premises to Lessor in as good condition as they are now in or shall be put in by Lessor during the term hereof, ordinary wear and tear, damage by fire, other casualty, civil commotion and mob violence excepted.

EIGHTH. This lease shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereto affixed their seals and executed this lease in duplicate the day and year first above written.

Signed, sealed and delivered

in the presence of:

P. Bradley Morrah, Jr.

Margaret McCreary.

Kathrine A. Hunt (L. S.)
(Lessor)

See Deed Book 403 Page 513
for Assignment of Lease