



State of South Carolina,

County of GREENVILLE

Mrs. Kittie M. Albertson and C. E. Ballenger, as guardian

FILED

GREENVILLE LESSOR.

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto APR 15 4 47 PM 1948

T. F. Huguenin and John T. Douglas lessee

for the following use, viz.: Business purposes of any sort

One story brick building located No. 13 N. Irvine St. now occupied as motor shop by Greenville Auto Sales. Size Approx. 33x60.

for the term of Three Years(3) beginning April 1, 1948 with option to renew for an additional 2 years at \$75.00 per month, unless lessors have bona fide offer to lease the entire corner as a whole, in which event this option is null and void.

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of \$2340.00 payable Sixty Five and no/100----- Dollars

per Month payable in advance before the 10th day of each month(2/3 to Mrs. Albertson and 1/3 to Mr. Ballenger, as guardian

The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee shall be responsible for the repair of 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.

and gutters

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.

The lessors hereby give their permission for the lessees to improve, partition and repair the building as they see fit and to sub-lease in whole or in part, provided however, the lessee shall be responsible for rent in any event. All improvements including piping, wiring, partitions with the exception of any heating or air-conditioning units become the property of the lessors and may not be removed at the end of the lease period. Permission is hereby granted the lessees to remove any heating or air conditioning units. This lease is predicated upon the ability of the lessors to secure possession of the building.

To Have and to Hold the said premises unto the said lessee their 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 mentioned give to the other party One 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 One 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 sublet without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 28th day of Feb 1948

Witness: Cassie Longley, Willie Maul Hatzen, Mrs. Rosaleen Jones, Faust Nicholson

Huguenin and Douglas (SEAL), John T. Douglas (SEAL), Kittie M. Albertson (SEAL), C. E. Ballenger (SEAL)