



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

L-E-A-S-E

This lease made and entered into by and between W. N. King and Lucy H. King, hereinafter referred to as the Lessors, and American Discount Company of Georgia, hereinafter referred to as the Lessee, witnesseth:

That in and for the consideration hereinafter expressed, the Lessors do hereby let, lease and demise unto the Lessee that certain building located in the City and County of Greenville, State of South Carolina on Augusta Street and known and designated as No. 103 on said street, according to the city enumeration, for a period of three years commencing on the 1st day of July, 1949 and expiring on the 1st day of July, 1952. In consideration for said premises, Lessee agrees to pay to the Lessors as rent therefor the sum of One Hundred, Twenty-five Dollars (\$125.00) per month payable on the 1st day of each month beginning the 1st day of July, 1949, said monthly installments of rent to be paid in advance on the 1st day of each and every successive month during the three year term. It is agreed that said monthly rental payment due on the 1st day of each month shall be paid not later than the 15th day of such month or the Lessors may consider the Lessee in default on such monthly payment and should said default continue for a period of thirty days after the 1st day of such month, the Lessors may, at their option treat the Lessee as a tenant holding over contrary to the terms of this lease and upon written demand shall be entitled to immediate possession of the premises.

IT IS EXPRESSLY AGREED between the Lessors and Lessee that at the expiration of the term of this lease on July 1, 1952 that the Lessee shall have a right of refusal for a lease covering said premises for an additional period of three years.

The Lessors and Lessee further agree that in the event of the property hereby leased by the Lessors to the Lessee being destroyed by fire, Lessors expressly agree to restore the premises to the same condition and extend that the building and premises were in as of the 1st day of this lease. By this agreement, the Lessors agree to restore the walls, roof and floor of said premises to their said condition within a reasonable time after fire or other casualty might destroy or damage said premises. It is agreed that during such period of reasonable time while the Lessors are restoring said premises, Lessee would not be liable for