

State of South Carolina) OCT 7 4 10 PM 1958
County of GREENVILLE)

J. A. Simpson lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto S & M Amusement Company, Inc. lessee

for the following use, viz.: to operate a drive-in and cafe

..... the
County
Spot Drive-In (formerly Baby's Place) Old Anderson Rd., Greenville, S. C.

and all equipment situate therein for the term of one year
~~for the term of~~

..... 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

Seventy-Five and No/100----- Dollars

per month payable in advance beginning October 5, 1958

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.

Lessee is given options to renew this lease upon the same terms for one additional year and thereafter three additional years at one year terms, each four options to be separate. Lessee shall give thirty days notice to Lessor if he does not desire to exercise said option or options. Lessee shall have the right to sublet the premises.

To Have and to Hold the said premises unto the said lessee S & M Amusement Co., its Successors, 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 two 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

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 3rd day of October, 19 58

Witness:
R. J. Frazer
Albert Smith

J. A. Simpson (SEAL)
Lessor
S & M Amusement Company, Inc. (SEAL)
By Geo. L. Joseph (SEAL)
Lessee
(SEAL)
(SEAL)