

For Assignment to James M. Bruce + Bruce Oil Co. Inc. See Deed Book 750 Page 403.
For Assignment to J & C National Bank of Charleston, Greenville & C. See Deed Book 619 Page 63.

4 M - 8-55 - No. 350 - LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

County of Greenville

FILED
GREENVILLE
JAN 9 4 12 PM 1959
OLLIE L. WORTH
H.M.C.

James M. Bruce lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto A. W. Ross, d/b/a Augusta Road Tire Service lessee

for the following use, viz.: general automotive tire truck business

the premises described on the reverse side hereof
for the term of Five (5) years commencing on August 1, 1958 and expiring at midnight
July 31, 1963,

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
FIFTY-THREE & NO/100 (\$53.00) Dollars
per month payable in advance on or before the 10th day of each
month

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.

The Lessor also agrees to maintain the outside walls subject to the same conditions as the roof above stated. The lease shall not be assigned or sublet without the written consent of the Lessor. The filing of a Petition in bankruptcy or Receivership shall terminate this Lease at the option of the Lessor. The Lessee agrees to maintain all other portions of the building including glass, except those listed above. The Lessee agrees to observe all applicable State Statutes and, in his operation of the premises to hold the Lessor harmless from any liability whatsoever

To Have and to Hold the said premises unto the said lessee, his 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 _____ 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 (1) 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 sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 1st day of August, 19 58.

Witness: *[Signature]* (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)



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