

AUG 19 11 01 AM 1964

STATE OF SOUTH CAROLINA )  
                                  :     OLLIE FARNSWORTH     LEASE AGREEMENT  
                                  :     R.M.G.  
COUNTY OF GREENVILLE    )

THIS LEASE AGREEMENT made and entered into this 10<sup>th</sup> day of August, 1964 by and between ALMA B. GREENE, Lessor and GEORGE B. SMITH, Lessee,

W I T N E S S E I H

That the said Lessor is the owner of a certain piece of property located on By-Pass 291 in the County of Greenville fronting 50 feet on said By-Pass 291 and running back a depth of 150 feet. Said property is now occupied by KING'S MOBILE HOMES under an option extending to April 15, 1965.

That for and in consideration of the rentals hereinafter mentioned, the Lessor, Alma B. Greene, does hereby agree to lease the premises heretofore mentioned and described to the said George B. Smith, Lessee, at the expiration of the present option period for a period of two (2) years beginning on April 15, 1965 and ending April 15, 1967 at a rental of Fifty (\$50.00) Dollars per month, payable in advance on the 16th day of each and every month and to continue for the full term of this Lease Agreement.

The Lessee further agrees that he will use the premises only for the sale of used cars and the general operation usually engaged in by trailer sales and that he covenants and agrees with the Lessor that he will not use or permit said premises to be used for any unlawful purpose or permit anything thereon which may be or become a nuisance.

The Lessor further agrees that upon the Lessee giving to her Ninety (90) Days written notice before the expiration of this Lease that she will extend this Lease for an additional period, beginning April 15, 1967 and ending April 15, 1969, upon the same terms and conditions as herein set forth.

It is further understood and agreed that the property herein leased is subject to all zoning regulations applicable to said property by the City of Greenville.

It is further understood and agreed that the Lessee shall return said premises to the Lessor at the expiration of this Lease or any renewal thereof, in the same physical condition as existed at the date of the commencement of this Lease, reasonable use, wear and tear excepted.

(Continued on next page)

