OLLIE FARNSWORTH STATE OF SOUTH CAROLINA) R.M.C.

va. 908 ma511

COUNTY OF GREENVILLE

MEMORANDUM OF LEASE AGREEMENT

This Lease made and entered into this 25th day of January, 1971, by and between T. C. Alexander, hereinafter referred to as Lessor, and Prue Huff, hereinafter referred to as Lessee.

WHEREAS, Lessor has agreed to lease unto Lessee the property hereinafter described for a period of three (3) years, beginning on the 1st day of January, 1971 and ending on the 31st day of December, 1973, according to the terms hereinafter set forth.

- (1) Monthly rent of One Hundred Seventy-Five and 00/100 (\$175.00) Dollars per month shall be paid in advance for each month for the term of this Lease, beginning on the 1st day of January, 1971 and continuing on the 1st day of each month thereafter during them term of this Lease.
- (2) It is understood and agreed between Lessor and Lessee that Lessee intends to continue the operation of an Auto Supply Store similar to the one previously operated by Lessor and Lessor agrees that during the term of this Lease, no business or store which would be in competition with Lessee shall be started or built upon either of the two adjacent properties.
- (3) It is agreed and understood that Lessor will be responsible for maintenance of the exterior structure, including walls, roof and parking lot.

Lessee shall assume responsibility for the maintenance of all equipment in operation in said building, including such upkeep to the interior as shall be necessary to maintain the store building in nearly as possible to its present condition, subject only to normal wear and tear.

- (4) Any alterations, fixtures or improvements to said building shall be done only at the expense of the Lessee and after written consent of the Lessor, unless otherwise agreed upon in writing said fixtures shall be considered as attached to the building and shall remain there at the conclusion of this Lease.
- (5) Lessor agrees to the payment of County and City property taxes and also shall remain responsible for insuring the building and any and all equipment therein which is hereby leased, but Lessee shall be responsible for maintaining insurance on the inventory in an amount equal to at least the outstanding balance of the Purchase Money Security this date delivered to Lessor and shall be responsible for maintaining such insurance as shall save Lessor harmless against any liabilities arising through the operation of said store.
- (6) The property herein leased is located at 306
 North Main Street, Mauldin, South Carolina. In addition to the
 store building thereon, it is also agreed and understood that
 Lessee shall have the entire use of the property or lot upon
 which the building is located, with the understanding that Lessor
 also owns adjacent properties, as shown on a plat of said
 property and the Lease herein does not in any way affect those



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