

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

State of South Carolina

GREENVILLE CO. S. C.

County of Greenville

JAN 9 4 12 PM 1959

OLLIE F. WORTH
R.M.D.

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 James Freeman and H. F. Cheek, Jr d/b/a Augusta Road Wheel Alignment

lessee

for the following use, viz.: automotive and truck repair garage

the premises in the State and County aforesaid described on the reverse side hereof.

for the term of Five (5) years commencing September 1, 1956 and expiring August 30, 1961

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 Eighty-eight & NO/100 (\$88.00)

Dollars

per month payable in advance on the first 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.

This Lease shall not be assigned nor shall the premises be sublet without the consent of the Lessor. The filing of a Petition in bankruptcy or receivership, either voluntary or involuntary, shall give the Lessor the right to cancel this Lease. The Lessee agrees to hold the Lessor harmless from any claims or damages arising from the occupancy or use of the premises by the Lessee. The Lessor shall not be required to furnish any utilities

To Have and to Hold the said premises unto the said lessee their heirs and assigns executors, or administrators for the said term. ~~It is agreed by the parties hereto that the lessor shall not be bound by any conditions or covenants contained in any lease or agreement made by the lessor to any other party.~~

but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one 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.

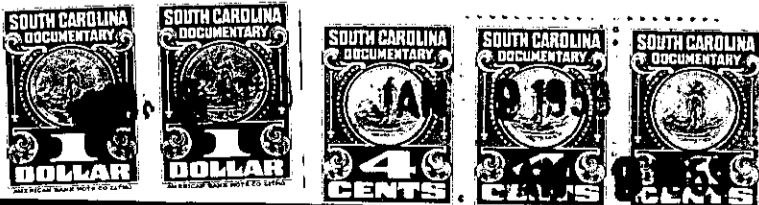
The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 1st day of September, 1956

Witness:

James M. Bruce
Mavis B. Wood

James M. Bruce (SEAL)
James Freeman (SEAL)
Robert A. Cheek Jr (SEAL)
(SEAL)
(SEAL)



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For assignment to James M. Bruce + Bruce Oil Co. Inc. See Deed Book 750 Page 399
For Assignment to She & C. National Bank of Charleston Greenville, S.C. See Deed Book 619 Page