

SEP 24 2 33 PM 1964

LAW BLANK No. 10-A—LEASE
The R. L. Bryre Co., Columbia, S. C.

Donnie S. Brantley
Pres. & Treasurer

The State of South Carolina

This INDENTURE made and concluded at Columbia, Richland County, South Carolina,
this 21st day of September nineteen hundred and sixty-four
by and between W. T. Cassels, Jr.

hereinafter called the Lessor of the first part, and Southeastern Freight Lines

hereinafter called the Lessee of the second part,

WITNESSETH, That the said Lessor has granted and leased, and by these presents does grant and lease
unto the said Lessee the premises herein described, to be used for a freight and truck terminal,
and related uses,

known as Southeastern Freight Lines
with all the appurtenances thereto belonging:

TO HAVE AND TO HOLD the said premises unto the said Lessee, its
Executors, Administrators, Successors, and Assigns, for the full term of fifteen years

commencing on the first day of October, 1964, and ending on the
last day of August, 1979,

yielding and paying therefor at the rate of
One Thousand (\$1,000.00) Dollars per month

payable monthly, on or before the 5th day of each month.

And the said Lessee, its ~~Executors, Administrators, Successors, and~~
Assigns, for and in consideration of the above letten promises, do covenant and agree to pay to the said Lessor,
W. T. Cassels, Jr., his heirs, Executors, Administrators, ~~Successors~~ and Assigns, the

above stipulated rent, in the manner herein required. And it is further agreed that unless six
month's notice, in writing, be given previous to the expiration of the period herein specified by the Lessor to the
Lessee of Lessor's desire to have possession of the premises, or to change the condition of the Lease after the expira-
tion, or the like notice to be given by the Lessee to the Lessor of Lessee's intention to vacate the
premises after such expiration; then it is hereby agreed that this Lease will be considered as extending and binding
in all of its provisions for fifteen years

after such expiration; and so continue ~~thence~~

until such notice be given by either party previous to the expiration of such extended term. But the destruction
of the premises by fire, or any other casualty, shall terminate this agreement. And it is mutually understood that
the Lessee shall make no repairs at the expense of the Lessor; and any alterations or improvements
desired by the Lessee at Lessee's own cost, must be done under the written sanction of the Lessor,
and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The
Lessee shall make good all breakage of glass, and all other injuries done to the premises during Lessee's
tenancy, excepting such as are produced by natural decay and unavoidable accident. And it is also agreed that the
said Lessee shall not convey this Lease or under-let the premises without the written consent of the said Lessor.

AND it is further stipulated and understood by the parties to these presents, that if one month's rent
shall at any time be in arrears and unpaid, the Lessor shall have the right to annul and terminate this Lease,
and it shall be lawful for Lessor to re-enter and forthwith repossess all and singular the above granted and leased
premises without hindrance or prejudice to Lessor's right to distrain for all rent unpaid at such period.

And, lastly, it is agreed, that should said Lessee assign, transfer, sell, remove, or in any manner dispose of
the goods and chattels within the above leased premises, then the entire amount of rent that would accrue for
three months

shall be considered as due and payable, and the Lessor shall be vested with the same rights as though the
entire leased term had expired; but payment for the same shall entitle said Lessee, its
~~Executors, Administrators, Successors, and Assigns,~~ to all Lessee's rights of possession to transfer (as provided in
this Lease) for the additional term. It is further agreed by and between the parties hereto that at the expiration of
this Lease all rent due under this Lease or to become due must be paid up in full before any goods or chattels are
removed from premises herein leased.

Lessor to pay all State, County and municipal taxes due or to
become due. Lessor to keep the premises insured against fire and related
losses and pay the premiums thereon.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first
above written.

IN THE PRESENCE OF
As witness, W. T. Cassels, Jr. (L. S.)
W. T. Cassels, Jr. (L. S.)
Southeastern Freight Lines (L. S.)

As witness, Donnie S. Brantley
BY: Donnie S. Brantley
Pres. & Treasurer.

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For collateral assignment of lease see Deed Book 758 Page 219

Donnie S. Brantley

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