

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

W. E. Brinson, of Greenville, S.C. lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

W. L. Brown lessee,

for the following use, to-wit: garage with paint shop building located on Sidney street, about three miles from the city of Greenville the

for the term of five years, beginning on the first day of April, 1946 and ending on the thirty-first day of March, 1951

and the said lessee in consideration of the use of said premises for the said term, agrees to pay the said lessor the sum of thirty seven and 00/100

(37.00) Dollars

per month payable on the first day of each and every calendar month save and during lease term

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 the 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.

To Have and to Hold the said premises unto the said lessee his executors and 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 two 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 two months arrears 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 2nd day of March 1946

Witness: W. E. Brinson (SEAL)
W. L. Brown (SEAL)
W. L. Brown (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes W. L. Bell
and makes oath that he saw the within named W. E. Brinson and W. L. Brown
sign and seal the within written instrument, and that he with W. L. Monroe
witnessed the execution thereof.

Sworn to before me this 2nd day
day of March 1946
W. J. Moore (L. S.)
Notary Public, S. C.

S. C. Stamps \$ 9 and 00 cents
Recorded April 10 1946 at 10:44 o'clock A.M.