

SEP 16 5 05 PM 1947

LAW BLANK No. 16-A.—LEASE
The R. L. Bryan Co. Columbia, S. O.

The State of South Carolina

This INDENTURE made and concluded at Greenville, South Carolina,
this first day of August nineteen hundred and forty-seven
by and between Greenville Terminal, Inc., a South Carolina corporation,

hereinafter called the Lessor of the first part, and Cooper Motor Lines, Inc., a South Carolina corporation,
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 truck terminal

known as 301 Hammett Street, Extension, including 2-acre lot and improvements, 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 three (3) years, with renewal option to Lessee as hereinafter provided,

commencing on the first day of August, 1947, and ending on the last day of July, 1950, with option to Lessee to renew for as many as two additional terms, of two years each, on same terms and conditions herein by giving Lessor at least one month's notice, in writing, prior to expiration of the then existing term, yielding and paying therefor at the rate of Three Hundred (\$300.00) Dollars per month, in addition to all taxes and premiums on adequate fire and other hazard insurance to be carried on all improvements for full value at all times, with proceeds of said policies payable to Lessor, and said rental being due and payable monthly in advance.

And the said Lessee, its
~~Executors, Administrators,~~ Successors, and Assigns, for and in consideration of the above letten premises, do covenant and agree to pay to the said Lessor, its
~~Executors, Administrators,~~ Successors, and Assigns, the

above stipulated rent, in the manner herein required. And it is further agreed that unless one 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 expiration, 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 one month

after such expiration; and so continue from month to month; subject to Lessee's option to renew as aforesaid for two additional terms of two years each; 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 3 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 the remainder of the then existing term 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.

Further, it is understood and agreed that Lessee shall complete, with right to alter and change, the present premises to suit its particular needs and use, all at Lessee's own expense; provided that upon expiration or termination of this lease, or any renewal or extension thereof, said Lessee shall, at Lessor's option and request, restore these premises and improvements to their present condition in any or all respects and particulars designated and specified by Lessor at its option.

For Assignment to this Lease See Page 85 in this Book