

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

## LEASE AGREEMENT WITH OPTION TO PURCHASE

THIS INDENTURE was made and entered into this 22<sup>nd</sup> day of APRIL, 1948, by and between John Ratterree, hereinafter referred to as Lessor, and Martin Bridges and Sons, Inc., a Corporation, hereinafter referred to as Lessee,

## WITNESSETH

The Lessor does hereby demise unto the Lessee, and the Lessee does hereby hire and take from the Lessor, for the term and upon the rentals and conditions hereinafter specified, the premises located in the city of Greenville, State and County aforesaid, known and designated, according to the city enumeration, as No. 410 West Washington Street. The premises leased under this agreement are more particularly described in the deed from Martin S. Bridges and Gertrude H. Bridges to John Ratterree dated April 22, 1948.

## ITEM 1.

The term of this Lease shall commence on the 22 day of APRIL, 1948, and shall end on the 22<sup>nd</sup> day of APRIL, 1953.

## ITEM 2.

As part of the consideration of the Lease, Lessor covenants that he shall complete construction within one (1) year of the effective date of this Lease of an additional building on instant premises, said building to be constructed for occupancy by the Lessee. Said building shall be constructed on the Northwest side of the vacant lot between West Washington Street and the building presently located on the premises and shall consist of one story approximately thirty-two by one hundred ten (32' x 110') feet. It is understood by the parties hereto that said building shall consist partly of a showroom for automobiles and allied accessories and partly of a paint and body shop for painting and repairing automobiles. Said building shall be constructed to the satisfaction of both parties, and in no event shall the price exceed Twenty Thousand (\$20,000.00) Dollars. It is expressly understood and agreed by the parties hereto that if this new building is not completed within one (1) year of the effective date of this Lease, the said Lease may be terminated at the end of the first year upon the option of the Lessee. In such event, if the Lessee exercises his option to terminate this Lease, it must do so by giving ten (10) days written notice to the Lessor.

## ITEM 3.

The rent for the demised premises, which the Lessee hereby agrees to pay, shall be as follows:

- (a) Until such time as the new building mentioned hereinabove has

