

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L E A S E

THIS AGREEMENT made and entered into this 9 day of November, 1949, by and between W. C. Cleveland, Jr., hereinafter referred to as Lessor, and E. S. Toohy, hereinafter referred to as Lessee:



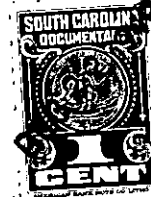
W I T N E S S E T H:

The Lessor does hereby lease and demise unto the Lessee and the Lessee does hereby lease and take as tenant the lot and building owned by the Lessor situated at the Northwest corner of East McBee Avenue and Spring Street in the City of Greenville, S. C., and now occupied by Julian's Garage. Said lot fronting approximately 127 feet on East McBee Avenue and running back approximately 148.8 feet in depth and being known and designated as #107 East McBee Avenue, for the purpose of conducting therein and thereon a filling station, garage, and automobile storage business.



TO HAVE AND TO HOLD unto the Lessee for and during the term beginning on the first day of January, 1950 and ending at midnight on the thirty-first day of December, 1954.

As part of the consideration for said lease, the Lessee does hereby covenant and agree:



(a) To pay unto the Lessor a rental of \$26,275.00 to be paid as follows: \$425.00 per month during the first year of said lease and \$450.00 per month during the remainder thereof. Said rental to be paid in advance on or before the tenth day of each and every calendar month during the life of said lease beginning with February, 1950, it being understood that no rental is to be paid for the month of January during 1950 in order to give the Lessee an opportunity to make any necessary repairs or alterations.

(b) That he will not assign this lease, or sublet said premises, in whole or in part, without first procuring the written consent of the Lessor.

(c) That he will use the leased premises only for the purposes hereinbefore set out and will neither do nor permit anything to be done which might render void or voidable any policy for the insurance of said premises against fire, or which might render any extra or increased