

State of South Carolina

APR 30 2 17 PM 1959

County of GREENVILLE

P. D. Patrick

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto FROEHDE-CHASE MOBILE HOMES, O F GREENVILLE, INC.

for the following use, viz.: Mobile Home Site (with consent of Lessor the business may be changed)

lot fronting 200 ft. on the Southwest side of White Horse Road, with a depth of 200 feet along West side of Cochran Drive, all angles of the lot to be 200 feet

for the term of 13 months commencing March 11, 1959 and ending April 10, 1960, for a rental of \$1620.00 payable in 12 equal monthly instalments of \$135.00 beginning with May 1, 1959 and continuing on the 1st day of each and every month thereafter until paid in full

~~in consideration of the rental hereinafter mentioned for the said term...~~

~~The lessor hereby agrees to take the building just as it stands unless otherwise agreed upon in writing and the lessee...~~

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.

The Lessee is permitted to grade the lot to suit his business and to install water, sewer, etc. on the premises.

It is understood and agreed that the Lessee, at its option, may extend this lease for an additional five (5) years, for a consideration of \$8100.00, payable in equal monthly instalments of \$135.00 on the 1st of each and every month.

To Have and to Hold the said premises unto the said lessee, its successors or assigns ~~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 (2) 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 one (1) months arrear 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 10 day of March, 19 59

Witness:

P. D. Patrick
G. S. Rhine

P. D. Patrick (SEAL)
Lessor (SEAL)
FROEHDE-CHASE MOBILE HOMES (SEAL)
OF GREENVILLE, INC. (SEAL)
By *J. D. Stargel* (SEAL)

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