6M—9-50—No. 350—LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

County of Greenville

FILED MAR 22 2 51 PM 1961

Hazel Lee Jenkinson lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto J. M. Raymer, d/b/a Economy Auto Stores her store building at 28 Pendleton St., Greenville, S.C. lessee

for the following use, viz.: auto accessory store the

for the term of two years beginning April 1, 1961

and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Nineteen Hundred Twenty and No/100---------- Dollars

xx for two-year period payable Eighty and No/100 ($80.00) Dollars a month beginning April 1, 1961 in advance

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 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.

Lease not to be assigned or sublet without consent of Lessor. Fixtures, equipment and inside improvements and alterations to be paid by Lessee with right to remove installation which will not damage building by removal.

To Have and to Hold the said premises unto the said lessee his executors or administrators for the said term. ~~XXXX