

This Agreement

Made this 18th day of April 1934, by and between Susan C. Watson, of the County of Greenville, State of South Carolina, party of the first part, hereinafter referred to as the lessor, and Chapin Salks Corporation, a corporation organized under the laws of the State of Virginia, party of the second part, hereinafter referred to as the lessee, Witnesseth:

For and in consideration of the mutual promises and agreements herein set forth, the lessor has leased, and by these presents does lease unto said lessee, for a term of three years, beginning May 1, 1934, and terminating April 30, 1937, the following property, situated in the City of Greenville, in the State of South Carolina, and more particularly described as follows:
 One story brick building #105 East side of Augusta Street - Greenville, S. C.

And said lessee does covenant and agree to and with said lessor that it will pay the full sum of Twenty-five Dollars (\$25.00) per month as rent for said premises, which rental shall be payable in advance on the first day of each and every month during said term, commencing May 1, 1934.

Said lessee does further covenant and agree to and with the lessor aforesaid as follows:

That it will pay the aforesaid rent when and as the same shall become due and payable hereunder and that it will not use said premises, or any part thereof, for any illegal purpose, or for the conduct therein of any business other than ice cream, dairy and supply business, and that upon the expiration of the term herein created, it will surrender said property to said lessor, unless said lessee exercise the option herein conferred by said lessor, as hereinafter more fully set forth.

And the lessor does covenant and agree to and with said lessee that the latter may have quiet and peaceful enjoyment of said premises, and that said lessor has agreed and does hereby agree to put the aforesaid building in good condition, and will paint the entire interior of said premises, and will change the front door, as agreed between the parties hereto, and will also repair the office of said property, as agreed upon between lessor and lessee. Lessor further agrees to make all repairs to said premises, both exterior and interior, during the original term hereof, or any renewal or renewals of this Agreement, at her own expense. Lessor likewise covenants and agrees to place in said premises a wash pit with a drain connected to the sewer for the purpose of washing the trucks of said lessee.

The lessor further covenants and agrees that upon the expiration of the term herein created, the lessee shall have an option to renew said lease for said premises for a term of two additional years from the expiration date hereof which renewal shall be subject to the same terms and conditions as herein set forth, with the exception that the monthly rental during said renewal period shall be at the rate of \$30.00, instead of \$25.00 as herein before set forth. It is further agreed by and between the parties hereto that should the lessee desire to avail itself of the option herein conferred, it will cause a written

This lease entered from Original copy
 This June 22nd 1934 by at \$45.00
 J. A. C. Graham, J. M. C.