

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS LEASE, Made and entered into this 27th day of December, 1950, by and between FRANK C. OWENS and THEODORA O. BLACK, of Atlanta, Fulton County, Georgia, hereinafter referred to collectively as the Lessor, and E. M. TANNER, of Charlotte, Mecklenburg County, North Carolina, hereinafter referred to as Lessee,

W I T N E S S E T H :

That for and in consideration of the rents reserved and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

1. That the Lessor hereby grants, bargains, demises and leases unto the Lessee, and the Lessee does hereby lease, hire and accept from the Lessor the following property, together with the use of all exits, easements and appurtenant passageways, located in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or lot of land with the building and improvements thereon, situate on the west side of North Main Street, in the City of Greenville, County of Greenville, State aforesaid, fronting 18 feet, more or less, on the west side of North Main Street and extending back between parallel lines a distance of 100 feet six inches, more or less, to property of the Estate of Frances C. Floyd, the building which covers a portion of said property being known as "124 North Main Street," and being the same store now occupied by Pix, Inc.

2. TO HAVE AND TO HOLD The above-described premises with all the rights, easements, and appurtenances thereunto belonging and attaching unto the Lessee, his heirs and assigns, for and during the term of two years, unless this lease shall be sooner terminated as herein provided, commencing on the 1st day of January, 1951, and ending on the 31st day of December, 1952, at twelve o'clock midnight.

3. The Lessee hereby agrees to pay to the Lessor for said leased premises a rental of Ten Thousand Eight Hundred (\$10,800.00) Dollars, payable in instalments of Four Hundred Fifty (\$450.00) Dollars per month in advance on the first day of each and every month during the entire term of this lease.