

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE

This Agreement entered into this 28th day of October, 1953, by and between Blake P. Garrett and David H. Garrett, herein called the Lessors and Home Owned Super Market, Inc., a corporation organized under the laws of the State of South Carolina, herein called the Lessee,

W I T N E S S E T H

The Lessors by these presents lease and demise unto the said Lessee and the Lessee hereby takes as tenant, the following property, to-wit:

All that certain piece, parcel or lot of land with the building and improvements thereon, situate, lying and being in the Town of Fountain Inn, Fairview Township, County of Greenville, State of South Carolina, on the northeast side of Main Street (U. S. Highway 270), and being known and designated as Lot No. 3 according to revised plat of the property of C. Maude Cannon Estate made by W. J. Riddle, Surveyor, in August, 1949, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book DD, at Page 40, also on a recent survey and plat of the property of George Venck, as Trustee, prepared by Piedmont Engineering Service, Greenville, S. C., October 21, 1953.

To have and to hold unto the Lessee for and during the term of ten (10) years, commencing on November 1, 1953 and ending October 31, 1963.

The Lessee covenants and agrees to pay the Lessors as a rental for said premises the sum of Thirty Nine Thousand and No/100 (\$39,000.00) Dollars, payable in advance in equal monthly instalments of Three Hundred Twenty Five and No/100 (\$325.00) Dollars each on the first day of each and every month commencing the first day of November, 1953.

The Lessee further covenants and agrees:

(1) That it will neither do nor permit anything to be done which might render void or voidable any policy for the insurance of the premises against fire or which might cause any additional premiums payable therefor.

(2) That it will not assign this lease or sublet the demised premises in whole or in part, without the Lessor's written approval.

See Deed Book 584 Page 454 for Assignment to Dixie Home Stores