

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE : L-E-A-S-E

This lease made and entered into this the 5th day of August, 1954, by and between Fred H. McPherson and Helma H. McPherson, hereinafter called Lessors, and Fauzy S. Zakku, hereinafter called Lessee,

W-I-T-H-I-N-S-B-L-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 Lessors hereby grant, bargain and lease unto the Lessee, and the Lessee does hereby lease, hire and accept from the Lessors, the following described property, together with the use of all easements and appurtenant passages, located in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

That certain store building situate at 2402-1/2 Augusta Road, the lot having a frontage of 65 feet on Augusta Road and 60 feet on the rear.

(2) To have and to hold the above described premises with all the rights, easements and appurtenances thereto belonging and attaching to the Lessee, his heirs and assigns, for and during the period from October 1, 1954, to September 30, 1959.

(3) The Lessee hereby agrees to pay to the Lessors for said lease the sum of Thirteen Thousand, Five Hundred Dollars (\$13,500.00), payable at the rate of Two Hundred Twenty-five (\$225.00) Dollars per month, in advance, beginning October 1, 1954. Lessee shall have the option of renewing this lease for an additional period of five (5) years, upon the same terms and conditions, by giving to the Lessors written notice ninety (90) days prior to the expiration of said lease. At any time