

FILED
GREENVILLE CO. S.

STATE OF SOUTH CAROLINA

JUN 21 1 22 PM 1956

COUNTY OF GREENVILLE

MOLLIE FARNSWORTH
R.M.C.

THIS LEASE AGREEMENT, made and entered into on this, the 16th day of June, 1956, at Greenville, South Carolina, by and between K. HOWARD and wife, *Kone Howard*, hereinafter referred to as "LANDLORD," parties of the first part, and EASTERN FINANCE CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of North Carolina, with its principal office located in Greensboro, North Carolina, hereinafter referred to as "TENANT," party of the second part,

WITNESSETH:

THAT WHEREAS, the said Landlord has agreed to demise and let, and does hereby demise and lease to the Tenant, and the Tenant agrees to lease and take, and does hereby lease and take from the Landlord those certain premises located in the City of Greenville, South Carolina, and more particularly described as follows:

All that certain piece, parcel and lot of land with the building situated thereon, known and being designated, according to the City of Greenville enumeration, as 430 South Main Street, Greenville, South Carolina.

This lease shall be for a term of two (2) years, commencing on the 1st day of July, 1956, and, unless sooner terminated or extended as hereinafter provided, shall extend and continue through the 30th day of June, 1958.

The Tenant agrees to pay as rent for the premises for the complete term of two (2) years the sum of Three Thousand Three Hundred and Thirty-Six Dollars (\$3,336.00), payable to the office of the E. Roy Stone Company, Poinsett Hotel Building, Greenville, South Carolina, the duly authorized agent for the Landlord, in monthly installments of One Hundred Forty Dollars (\$140.00) each, in advance, on the 10th day of each and every calendar month during the term of this lease.

It is further understood and agreed between the parties hereto that at the expiration of the two-year term herein granted the said Tenant shall have the option of extending this lease for an additional period of two (2) years at the rental consideration for the additional period of One Hundred Forty Dollars (\$140.00) per month, payable in advance, on the 10th day of each and every calendar month during the additional term of this lease. The Tenant shall give the Landlord written notice of its intention to exercise the option herein granted, said written notice to be given the Landlord sixty (60) days prior to June 30, 1958.

TO HAVE AND TO HOLD said premises, together with all privileges and appurtenances thereunto belonging, and to enjoy the sole and uninterrupted use and occupancy thereof, upon the following terms and conditions:

