

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this the 29th day of August, 1958, by and between PARIE LEE JONES GREEN, of Greenville County, South Carolina, hereinafter referred to as "Lessor", and BILL N. PATRICK and WALTER A. PARKER, JR., both of Greenville County, South Carolina, hereinafter referred to as "Lessees";

W I T N E S S E T H :

The Lessor does by these presents hereby lease and demise unto the Lessees, and the Lessees do hereby take as tenants, the following described real estate, to-wit:

All that piece, parcel or lot of land, upon which is situate a store building together with fixtures and appurtenances annexed thereto, located on Buncombe Street, in the City of Greenville, Greenville County, South Carolina, known as Lot No. 3 of the property of M. J. Wharton, including a small strip of property connected with Lot No. 3 known as "Parcel C" of the said M. J. Wharton property, being the same property conveyed to Parie Lee Jones Green by Walter S. Griffin by deed dated September 28, 1951, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 442, at page 511,

*No. 1
P. L. J. G.
W. A. P. Jr.
Bill N. Patrick*

to be used for the purpose of conducting therein retail business and for no other purposes.

TO HAVE AND TO HOLD unto the said Lessees for and during the term of one (1) year commencing August 29, 1958, and ending at Midnight upon August 28, 1959, at a rental in the sum of Eighty and No/100 (\$80.00) Dollars per month, which the Lessees hereby covenant and agree to pay unto J. F. Chandler & Co., Inc., the agents of the Lessor, in advance on the 29th day of each and every month for the duration hereof beginning on the 29th day of August, 1958.

As a part of the consideration for this Lease Agreement, the LESSEES HEREBY COVENANT AND AGREE:

1. That they will furnish at their own expense, such heat, lights and water as they, or any sublessees or assignees, may require during the term hereof.

2. That during the term of this Lease Agreement or extensions hereof, the Lessees will at their own expense maintain the interior of the said premises in a reasonably good state of repair, and at the termination hereof will deliver up the premises in as good condition as they shall be upon the date of occupancy hereof, reasonable wear and tear and damage by fire or other casualty, and removal of partitions excluded.

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