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FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA MAR 22 11 49 AM 1964
COUNTY OF GREENVILLE OLLIE F. WORTH
R.M.C. LEASE AGREEMENT

THIS AGREEMENT, made and entered into this 14th day of February, 1964, by and between W. F. Lanford and M. L. Lanford, Jr., d/b/a Lanford Realty Company, hereinafter referred to as the Lessors, and Jack P. Cann, d/b/a Cann's Men & Boys Shop, hereinafter referred to as the Lessee,

W-I-T-N-E-S-S-E-T-H:

(1) The Lessors have leased and by these premises do hereby grant, demise and lease unto the Lessee a store building and parking area immediately in front of said building, with access to the street located at 1703-D Easley Bridge Road near the city of Greenville, County of Greenville, State of South Carolina, to have and to hold the same for the term of five (5) years, to begin upon the 1st day of March, 1964 and to end on the 28th day of February, 1969, for an annual rental of Eighteen Hundred Dollars (\$1800.00) per year, payable monthly in advance, in monthly payments of One Hundred Fifty Dollars (\$150.00) each, payable on or before the 1st day of each month, to said Lessors or to such other appointees as the Lessors may from time to time, in writing, designate, or to the legal representatives of the Lessors.

(2) The Lessors hereby covenant and agree with the Lessee that at the time of the execution of this instrument they are the sole owners in fee simple of the premises hereby leased and that they have a full right to lease same for the term aforesaid. That so long as the Lessee pays the rent herein specified, Lessee shall and may peacefully and quietly hold

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