

State of South Carolina )

County of Greenville )

Paul P. Efstration and James A. Ballas

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by the present do grant, bargain, and lease unto Plantation Farms Incorporated

for the following use, viz.: Retail or Wholesale Store

building designated as 425 Coffee Street, Greenville, S. C.

for the term of three years commencing on 15 September, 1955

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

One Hundred (\$100.00) ----- Dollars

per month payable first payment on September 15, 1955 or \$50.00 to September 30, 1955; thereafter \$100.00 in advance on 1st day of each month

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

The Lessor agrees to furnish paint and the Lessee the labor to paint the interior prior to the beginning of the term. The Lessor shall maintain the heating system, and shall also maintain the water pipes and electric wires in the interior of the walls but shall not be responsible for the same from the walls out. The Lessee shall maintain the interior of the building and deliver the premises at the expiration to the Lessor with the interior in a comparably condition ordinary wear and tear excepted.

This Lease shall not be assigned without the written consent of the Lessor. Insolvency or bankruptcy shall give the Lessor the option to terminate this Lease.

The option is given to the Lessee to extend this Lease for an additional period of three years provided 90 days written notice by registered mail is given to the Lessor before the expiration of the term.

To Have and to Hold the said premises unto the said lessee, its successors and assigns for the said term.

The destruction of the premises by fire or making it unfit for occupancy or other casualty, or months arrear of rent, shall terminate this lease, if the lessor or lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent. No rent shall be due and payable by the Lessee during any period that the premises are rendered untenable for occupancy due to fire or other casualty. The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15th day of September, 1955

Witness:

J. A. Small



PLANTATION FARMS INCORPORATED (SEAL)

By Harold E. Bowler Pres (SEAL)

(SEAL)

(SEAL)

Lessee

(SEAL)

Paul P. Efstration (SEAL)

James A. Ballas (SEAL)

Lessor

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