

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

This Lease Agreement entered into this / day of November, 1956, by and between Raymond L. Coleman and James D. Goggin, Jr., hereinafter referred to as Lessees, and P. L. Bruce & Company, hereinafter referred to as Lessor,

W I T N E S S E T H :

WHEREAS, Lessor is the owner of a certain building and tract of land located at 901 New Buncombe Road and desires to lease the same to Lessees, and

WHEREAS, Lessees desire to rent said building and tract of land for the term and purpose hereinafter set out,

NOW, THEREFORE, for and in consideration of the rental payments hereinafter provided, the parties hereto agree as follows:

1) Lessor agrees to lease to Lessees that certain lot of land with building thereon located at 901 New Buncombe Road, Greenville County, South Carolina, to Lessees for a term of five (5) years, with option in Lessees to renew said lease from year to year for an additional five (5) years upon the giving to Lessor of notice thereof at least sixty (60) days before the termination of any such period.

2) Lessees agree to lease said premises and to pay therefor the sum of One Hundred Fifty (\$150.00) Dollars per month in advance.

3) It is understood and agreed that Lessees are to use said premises for a Drive-In Restaurant and Custard Stand and Lessees shall have the right to use said premises in any and all manner necessary and incident to the operation of such business.

4) It is further understood and agreed that the Lessees shall take said property as it is but Lessees shall have the right to make any and all repairs on said building to accommodate the same for the intended use and Lessees shall be responsible for all necessary upkeep to said