

STATE OF SOUTH CAROLINA JUL 1 10:05 AM 1959

LEASE AGREEMENT

COUNTY OF GREENVILLE OLLIE FARRINGTON WORTH
R.M.C.

THIS LEASE AGREEMENT made and entered into this the 30th day of June, 1959, by and between PARIE LEE JONES GREEN, of Greenville County, South Carolina, hereinafter referred to as "Lessor", and GEORGE L. SOSEBEE, of Anderson County, South Carolina, hereinafter referred to as "Lessee",

W I T N E S S E T H

The Lessor does by these presents hereby lease and demise unto the Lessee, and the Lessee does 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,

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

TO HAVE AND TO HOLD unto the said Lessee for and during the term of two (2) years commencing August 12, 1959, and ending at Midnight upon August 12, 1961, at a rental in the sum of One Hundred Twenty-Five (\$125.00) Dollars per month, which the Lessee hereby covenants and agrees to pay unto James A. K. Roper, Attorney, the agent of the Lessor, in advance on the 12th day of each and every month for the duration hereof beginning on the 12th day of August, 1959.

As a part of the consideration for this Lease Agreement, the LESSEE HEREBY COVENANTS AND AGREES:

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

2. That during the term of this Lease Agreement or extensions hereof, the Lessee will, at his 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

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