

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) LEASE AGREEMENT

THIS AGREEMENT entered into this 29th day of December, 1960, by and between Mrs. Leonard D. Nix, hereinafter referred to as the "Lessor", and Carroll Huff and Truman Batson, hereinafter referred to as the "Lessees", WITNESSETH:

1. That the Lessor, in consideration of the rentals hereinafter agreed to be paid and the covenants and agreements to be performed on the part of the Lessees, has rented and leased and by these presents does hereby rent and lease unto the Lessees the following described property:

All and singular that certain lot and store building owned by the Lessor, known as "Enoree Community Store", located in the County of Greenville in the Enoree community at the intersection of the Tigerville Road and Little Texas Road.

2. The term of this lease shall be for one (1) year, and shall commence on the 2nd day of January, 1961, and shall expire at midnight on the 1st day of January, 1962. The Lessees are to pay, as rental therefor, the sum of One Hundred Thirty-five (\$135.00) Dollars per month, which said rent shall be payable by the 5th day of each month in advance during the term of this lease, to the Lessor at Route 3, Box 73, Travelers Rest, South Carolina.

3. The Lessees shall have and are hereby granted the option to purchase the described property at the expiration of the term of this lease for the sum of Eighteen Thousand (\$18,000) Dollars. The Lessees shall notify the Lessor in writing at least thirty (30) days before the expiration of the term of this lease that they desire to exercise this option to purchase.

4. Should the Lessees not exercise their option to purchase said property as set out in 3 above, the Lessees, at their election, shall have the option to renew and extend this lease for an additional term of one (1) year at a rental price to be determined by the owner at the end of the lease period, but not to exceed the sum of One Hundred Fifty (\$150.00) Dollars per month, and upon the same terms and conditions as this lease.

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