

AUG 7 3 42 PM '72

4M-10-69 No. 350 LEASE A. Seybt & Co., Office Suppliers, Greenville, S. C.

State of South Carolina

County of Greenville

Judson Lodge #319 AFM lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Greenville Fast Foods - Land located at 3 N. Washington Avenue. 33 foot front width and to rear of property owned by lodge. lessee
for the following use, viz.: Retail sales and food distribution with alcoholic beverage prohibited and not to conflict with the business of our present tenant.
for the term of 3 years and the option to renew for 5 years and an additional 5 year option included in the first renewal.
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 \$100.00 Dollars per Month payable 1st of each month in advance

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 roof should leak. 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 must be consented to by the lessor before being erected.

At the expiration of the lease the building is to be removed and the grounds left in reasonable condition.

The building, equipment, and signs remain property of lessee and may be removed from premises at any time provided the rental terms of the lease are satisfied.

The lessee is granted the right to sublease provided it is to a tenant acceptable to lessor.



To Have and to Hold the said premises unto the said lessee Greenville Fast Foods executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party 2 months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 1 months arrear of rent, shall terminate this lease, if the lessor so desires. The 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 subrent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 2nd day of August 19 72

Witness:

James A. Baggett (SEAL)
Wayne D. Duckworth (SEAL)
Louis E. Taylor, W.M. (SEAL)
Rayne Duckworth (SEAL)

(Continued on next page)