

For True Consideration See Affidavit

Book 10 Page 124

THIS LEASE, made and entered into this the 11th day of August, 1947, by and between W. C. CLEVELAND, JR., of the City of Greenville, South Carolina, hereinafter called the Landlord, and GREENVILLE ENTERPRISES, INCORPORATED, a South Carolina corporation, hereinafter called the Tenant,

WITNESSETH:

That for and in consideration of the obligations and covenants hereinafter referred to, the Landlord hereby leases and lets to the Tenant for the term hereinafter mentioned, at the rental and pursuant to the other terms and conditions set forth in a written indenture of Lease in extenso between the parties hereto bearing even date herewith, to which reference is hereby made, and which are incorporated herein as though set out in full herein, the following described premises located in the City of Greenville, State of South Carolina, to-wit:

BEGINNING at a point in the Easterly margin of South Main Street which is 85.9 feet North of the North sidewalk line of East McBee Avenue, being also the Northwest corner of property owned by the Landlord which is to be occupied by S. H. Kress and Company and which is now occupied by Allen's Store; it then runs along the East side of South Main Street 16 deg. 10 min. East 22 feet 2-7/8 inches to a point; thence Easterly along the South line of the present stairway leading to the second floor 41 feet 4-1/4 inches to a point; thence North 16 deg. 10 min. East 3 feet 3/3/4 inches; thence East along the line of the Bumgardner store 52 feet 10-3/4 inches to a point; thence North 16 deg. 10 min. East 41.5 feet, more or less, to the North property of the Landlord; thence East along said property line 138.5 feet to the Western margin of Brown Street; thence with the Western margin of Brown Street South approximately 67.5 feet, more or less, to the line of Kress; thence West and about parallel with East McBee Avenue 231.3 feet, more or less, to South Main Street, the beginning point. There is reserved the rear 10 feet along Brown Street, which is to be deeded to the City of Greenville by the Landlord for the purpose of widening Brown Street and such reservation shall not be effective (and any deed shall so provide) until Brown Street has been widened and said 10 feet integrated into the street, so that at all times the property leased to the Tenant shall have a frontage on and accessibility to Brown Street.

Together with all easements for light and air thereunto belonging and attaching, but this shall not preclude the Landlord from increasing the height of his adjoining buildings; also all improvements now upon said property, all of which are sometimes hereinafter referred to as the demised premises.

For Cancellation Amendment See Deed Book 353 Page 35.

SATISFIED AND CANCELLED OF RECORD

14 DAY OF July 1948
Ollie Thadsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 10:59 O'CLOCK A.M. NO. 15394