

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

FEB 14 11 35 AM 1948  
LEASE  
 F. B. C.

THIS LEASE made and entered into this 1st day of January 1947 by and between W. C. Chandler, hereinafter called the Lessor, and Ballentine Grocery Stores, Inc., a corporation, hereinafter referred to as the Lessee,

W I T N E S S E T H:

1. That the Lessor has this day leased unto Lessee the following described premises:

The lot and ground floor store rooms located at the Northwest corner of Randall and Depot Streets in the Town of Greer, County of Greenville, State of South Carolina, facing Randall Street, which is all floor space under the Wood Apartments except the store room at #19 Randall Street commonly known as the Waters Cut-Rate Furniture Co.

The rate of rental shall be One Hundred Forty and No/100 Dollars (\$140.00) per month payable in advance on the first day of each month and the rental period is for five (5) years with option to extend lease for a like period at a rental to be agreed upon at that time.

2. The Lessee agrees to pay the Lessor the rent as above specified except when said premises are untenable by reason of fire or for any other cause other than carelessness of the Lessee or its agents. The Lessee covenants that it will use said premises for the operation thereon of a grocery store and meat market and kindred lines of goods and merchandise and said premises shall not be used for the operation of a liquor store or for purposes which increase the fire insurance premiums rates. It is understood and agreed that the premises may be sub-let except for uses hereinabove prohibited. The Lessee will use all due care and diligence to protect all property from fire, abuse, etc. The Lessee further agrees to pay all water rent and charges for electric lights and power and such other interior services and repairs that shall become due and necessary thereon during this lease.