AGRESSANTE CO. S. C.

STATE OF SOUTH CAMOLINA) 16 PH 1950 COUNTY OF ANDERSON Lie FA Classically R.M.C.



This lease contract made and entered into this 30th. day of December, 1949 by and between Charles M. Denton, Owner, and Richbourg's Markets, Inc., a Corporation, Tenant, WI TNESSETH:

Charles M. Denton agrees to rent and does hereby rent and lease unto Richbourg's Markets, Inc., that certain store room and lot situate on Pendleton Street extension, in West Greenville, State and County aforesaid, consisting of a brick store room and lot approximately forty (40) feet by eighty (80) feet, adjoining property of R. L., Welborn, an alley, and lendleton Street; also a vacant lot used for parking just beyond the store room lot above described, being approximately eighty (80) feet by eighty (80) feet, adjoining property of Dr. Crosland, and others, on the following terms and conditions:

The term of the lease shall be five years, beginning January 1, 1950, and ending December 31, 1954, at a monthly rental of Two Hundred (\$200.00) Dollars per month, payable each month in advance.

The Tenant shall have the right and option for an additional term of five years at the expiration of the first five years, at the same rental of Two Hundred \$\$200.00) Dollars per month.

It is further agreed that the equipment, fixtures shall be used by the Tenant, and that he will take good care of the same and return them in as good condition as received, ordinary wear and tear excepted.

It is further agreed that should the Tenant fail to pay the rent for a period of two months, then and in that event the Landlord shall have the right and option to terminate this lease contract.

It is further understood and agreed that this lease will not be sold nor assigned by the Tenant nor any portion of the same be sub-let without the written consent of the Landlord.

It is further understood and agreed that the Tenant may make such alterations, painting and arrangement of shelves at its expense, and may remove any property installed in said building at the expiration of this lease; and that the Landlord will maintain the roof and exterior of said building at his expense.

It is further agreed that if said building is destroyed by fire or other catastrophe no rent shall be paid until the same has been restored to a habitable condition.

It is further agreed that this contract shall be binding upon the heirs, assigns and successors of both parties hereto.

This 30th. day of December, Signed, sealed and delivered

in the presence of: