

LEASE

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OLLIE FARRISON  
R.M.C.

THIS AGREEMENT OF LEASE, Made and entered into this 17th day of June, 1952, by and between WACO F. CHILDERS, Jr., CALVIN G. RIDGEWAY and GLYNN A LINDSEY, hereinafter called the "Lessor" (the term "Lessor" being construed in the singular or plural number, as it may refer to one or more persons), and THE NATIONAL TODDLE HOUSE CORPORATION, a Delaware corporation having its principal office in the City of Memphis, Tennessee, hereinafter called the "Lessee",

W I T N E S S E T H:

1. That the Lessor does hereby lease and demise to the Lessee, and the Lessee does hereby lease from the Lessor the following described premises, situated in the CITY OF GREENVILLE, County of Greenville, and State of South Carolina, to wit:

All that piece or parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate at the Northeast corner of Stone Avenue and Elizabeth Street in the City of Greenville, being known and designated as part of Lot No. 13 on Plat of Property of Mountain City Land and Improvement Company, which is recorded in the R.M.C. Office for Greenville County in Deed Book No. VV at page 544, and having the following metes and bounds, to-wit:

Beginning at the corner of Elizabeth Street and Stone Avenue and running thence with Elizabeth Street N. 17 E. 100 feet to a stake; thence S. 73 E. 54-1/2 feet to a stake; thence along line of Lot No. 14 S. 17 W. 100 feet to a stake on Stone Avenue; thence along Stone Avenue, N. 73 W. 54-1/2 feet to the beginning corner.

2. This lease shall be for a term of fifteen (15) years, beginning on the 1st day of July, 1952, and ending on the 1st day of July, 1967.

3. The Lessee agrees to pay to the Lessor (or his designated agent or assigns) as rental for the leased premises the sum of One Hundred (\$100.00) Dollars per month for the first ten (10) years, in advance, then One Hundred Twenty-Five (\$125.00) Dollars per month for the last five (5) years of the lease, such rental being due and payable not later than the 10th day of each month during said term, beginning with the month of July, 1952. Unless the Lessee be otherwise notified in writing, checks representing such rental shall be made payable to Waco F. Childers, Jr., at Greenville, S.C.

