

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 L E A S E
 LILLIE FARNSWORTH
 R.M.C.

THIS AGREEMENT, made and entered into this 24th day of November, 1952, by and between Lullwater Syndicate, Inc., a corporation organized and existing under and by virtue of the laws of the State of South Carolina, hereinafter referred to as Lessor, and C. W. Hinton, hereinafter referred to as Lessee;

W I T N E S S E T H :

That for and in consideration of the mutual promises, covenants and agreements hereinafter contained, it is agreed as follows:

1. That the Lessee does demise and lease until the Lessee and the Lessee does hereby take and lease from the Lessor the following described premises to-wit:

The building located at 503 Laurens Road with the addition which will be constructed on same on the west side of said building as shown on plans of Leon Le-Grand, Architect; said building to be approximately 11 feet wide and 50 feet deep with the right to use the lot adjoining same for customer's parking.



2. TO HAVE AND TO HOLD the above described premises for and during the term beginning on the 1st day of the month following completion of the improvements to the property herein leased and ending at midnight on December 31, 1962.

3. As rental for said property the Lessee does hereby agree to pay a minimum rental of Two Hundred Fifty (\$250.00) Dollars, per month, or Three Thousand (\$3,000.00) Dollars, per year, and to pay an additional five (5%) per cent of gross sales in, or from said premises, over the sum of Sixty (\$60,000.00) Dollars, per year. The Lessee shall pay on the 1st day of each month the sum of Two Hundred Fifty (\$250.00) Dollars and shall also give to the Lessor at the same time a statement showing gross sales for the preceeding month and gross aggregate sales for the year. When the gross aggregate sales amount to Sixty (\$60,000.00) Thousand