

FILED  
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MAR 13 10 23 AM 1953

LEASE AGREEMENT.WILLE FARMWORKING  
R.M.C.

THIS AGREEMENT OF LEASE made and entered into this 16th day of March, 1953, by and between GUY B. FOSTER, of said County and State, Party of the First Part, and NATIONAL-SIMPSON COFFEE COMPANY, INC., a corporation organized and existing under the laws of the State of South Carolina, Party of the Second Part,

W I T N E S S E T H

## I.

That the said Party of the First Part, hereinafter called Lessor, has this day rented and leased to the Party of the Second Part, hereinafter called Lessee, a certain parcel of land located in the City of Greenville, State and County aforesaid, and described as follows:

"All that piece, parcel or lot of land on the West side of McDaniel Avenue in the City of Greenville, County of Greenville, State of South Carolina, and being more particularly described as follows:

BEGINNING at a point on the West side of McDaniel Avenue, which point is the Southeastern corner of the property of lessor and is the Northeastern corner of C. & W. C. Railway Co. property and running thence N. 89-11 W. 120 feet to a point; thence in a Northerly direction 56 feet, more or less, to a point; thence S. 73-47 E. 116 feet, more or less, to a point on McDaniel Avenue; thence S. 1-28 W. 26 feet to the point of beginning. Also a 25 foot easement for egress and ingress from a 20 foot alley North of subject property to the rear of subject property."

The said leased premises shall include the above described real estate and the easement referred to therein, together with all buildings and improvements situate thereon.

## II.

Said premises are leased for the purpose of conducting a coffee business and services related thereto; it being further agreed and understood that the Lessee will not make use of the said premises for any unlawful or immoral purposes.