

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) L E A S E

This lease made in Greenville, South Carolina, between Alfarath Calhoun Downs of Greenville, South Carolina, hereinafter called the Lessor and J. T. Evans of Union, South Carolina, hereinafter called the Lessee,

FILED
GREENVILLE COUNTY
MAR 22 2 51 PM 1955
OLLIE FARMER
REC.

WITNESSETH:

The Lessor and the Lessee, in consideration of said leasing, agree as follows:

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1. That the Lessor and the Lessee for and in consideration of the agreements hereinafter set forth as made by the parties hereto do hereby agree that the Lessee hereby leases from the Lessor and the Lessor hereby leases to the Lessee one lot or parcel or land located at the corner of Augusta Road and Melville Avenue, being known as # 1820 Augusta Road, all of which is located in Greenville, South Carolina.

2. That the term of this lease shall be for five (5) years beginning the 10th day of March, 1955 and ending the 10th day of March, 1960. Provided, however, that the Lessee, at the end of the term of this lease, shall have the option to lease the premises for another term for three (3) years; that this option may be exercised by furnishing written notice to the Lessor in not less than thirty (30) days before the end of the term.

3. That the Lessee shall pay to the Lessor Fifty (\$50.00) Dollars per month payable in advance on or before the 10th day of each month during the term of this lease; provided that the Lessee shall pay the rental through the 10th of April at the time of the signing of this lease.

4. The Lessee shall not assign this lease or sub-lease the premises without the written consent of the Lessor.

5. The Lessor hereby agrees to permit the Lessee to provide water at and on the premises; to provide lights and other necessary electrical equipment; and to place such signs and other advertising media on the property as is necessary to the operation of the business of the Lessee.