



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

THIS AGREEMENT entered into this 31st day of July, 1956, by and between M. W. Clary, J. A. McMahan and Melba J. Henley, as Trustee for William H. Henley and Melba Ray Henley (hereinafter referred to as Lessors), and Winn-Dixie Stores, Inc. (hereinafter referred to as Lessee),

W I T N E S S E T H:

In consideration of the payments made and to be made as hereinafter provided the Lessors do hereby lease and demise unto the Lessee all that certain lot of land situate on the East side of North Main Street, in the City of Greenville, S.C., having the following metes and bounds, to wit:

BEGINNING at a point on the East side of North Main Street and running thence with the East side of said street in a Southwesterly direction 240 feet, more or less; thence in a line perpendicular to Main Street in an Easterly direction 208.9 feet, more or less, to the West side of an alley; thence with said alley in a Northeasterly direction 240 feet; thence in a straight line 208.9 feet, more or less, to the beginning corner.

ALSO, two certain lots of land situated immediately in the rear of the above described property and fronting on Rowley Street; one of said lots being 103.5 feet by 210 feet in size, and the other being 51.75 feet by 210 feet in size.

TO HAVE AND TO HOLD unto the Lessee for and during the period beginning August 1, 1956, and ending at midnight on the 31st day of July, 1966, for the purpose of conducting thereon a general merchandising business.

In consideration of the premises the Lessee agrees during the continuance of the lease to pay the Lessor an annual rental of \$12,930.00, or one (1%) per cent of the sales, whichever is greater; said annual rental to be paid on a monthly basis on or before the 6th of the month following that for which the rent is due, and is to be adjusted quarterly with reference to the sales.

RAINEY, FANT,
BRAWLEY & HORTON
ATTORNEYS AT LAW
GREENVILLE, S. C.