

NOV 17 4 21 PM 1960

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE H. STONATH
REG. S.C.

LEASE

THIS LEASE made and entered into this *first (1st)* day of November, 1960, by and between SHERWOOD, INC. of the City of Greenville, County of Greenville, State of South Carolina, a South Carolina corporation, hereinafter called "Lessor"; and Matthew W. Hanscom of the City of Lexington, County of Middlesex, State of Massachusetts, an individual, hereinafter called "Lessee";

W I T N E S S E T H H :

PREMISES

That Lessor, for and in consideration of the covenants hereinafter contained and made on the part of the Lessee, does hereby demise and lease to Lessee, the following described premises in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

A plot of land on S. C. Highway #291 with a frontage of 125 feet and approximately 215 feet in depth, located approximately 300 feet South of the Southeast corner of LeGrand Boulevard and specifically as detailed on plot plan and surveyed by R. K. Campbell, Reg. S.C. L.S. No. 996 dated September 10, 1960.

as per survey attached hereto, together with all Lessor's easements and appurtenances in adjoining and adjacent land, highways, roads, streets, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines to and from abutting highways for the use and benefit of the above described parcel of real estate, including the improvements to be erected thereon.

TERM

TO HAVE AND TO HOLD the same for and during the term commencing on the first day of January 1961, and expiring on the 31st day of December 1980, inclusive, unless sooner terminated as hereinafter provided.

RENT

1. Lessee shall pay to Lessor as rent for said demised premises the sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, to be payable as follows: The first One Hundred Twenty (120) months of the lease in equal monthly installments of One Hundred Fifty and no/100 (\$150.00) Dollars per month, and the second One Hundred Twenty (120) months of the lease in equal monthly installments of Three Hundred Fifty and no/100 (\$350.00) Dollars per month, payable one each in advance of the first (1st) day of every calendar month.

CONSTRUCTION OF IMPROVEMENTS

2. Lessee agrees to construct at its sole cost and expense and as a part of the consideration of this lease, improvements to include a building, driveways and parking area (herein referred to as "Improvements") in accordance with the plans and specifications provided by Lessee and Dunkin' Donuts of America, Inc., a Massachusetts corporation. Lessee at its own cost and ex-

1.

(continued on next page)

For Subordination and Maturity See O. S. M. Book 848 Page 583