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OLLIE F. LOTT, THORNTON, ARNOLD & THOMASON
R. M. C.

AGREEMENT OF LEASE, made this May 14, 1965, 1965.

between **SEPTEN DEVELOPMENT CORP.**, a corporation organized and existing under and by virtue of the laws of the State of South Carolina, having its principal office in Suite 1009, Lawyers Building, Greenville, South Carolina, Party of the First Part, hereinafter referred to as Landlord, and **ATLANTIC COMPANY**, a corporation, organized and existing under and by virtue of the laws of the State of Georgia, having its principal office at 106 Washington Street Viaduct, S.E., P.O. Box 1417, Atlanta 1, Georgia, Party of the Second Part, hereinafter referred to as Tenant.

W I T N E S S E T H :

That each of the aforesaid parties acknowledges the receipt of a valuable consideration from the other and that they and each of them act herein in further consideration of the engagements of the other as herein stated.

Landlord hereby leases to Tenant and Tenant hereby hires from Landlord the following described parcel of real estate:

All that piece, parcel and lot of land near the City of Greenville, in the County of Greenville, South Carolina, situate on the south side of Lee Road, and having a frontage on Lee Road of 100 feet by a depth of 220 feet and being designated on the Tax Accessors Books for Greenville County as Lot No. 10, Block 4, Page T-31 and being a portion of that property deeded to the Party of the first part in Deed Book 445 at Page 371, in the R.M.C. Office for Greenville County with improvements as hereinafter provided for.

The property is to be used for the operation of a drive-in grocery store known as an E-Z Food Shop, or for other commercial purposes.

This lease shall commence on the first day of the month next succeeding the completion by Landlord of the improvements hereinafter described, and accepted by Tenant, and shall from said commencement date extend for the term of ten (10) years, and ending on the last day of the 10th year after the commencement date.

Tenant shall have and is hereby given an option to renew this lease, at its election, for an additional period of five (5) years, upon the same terms, conditions and for the same rental as hereinabove set forth, provided Tenant shall notify Landlord in writing of its election to exercise said option not less than one hundred eighty (180) days before the expiration of the primary term hereof, and in the event said option is exercised, this lease and all of its terms and provisions shall stand renewed and remain in full force and effect during such renewal period.

Tenant agrees to pay to Landlord, and Landlord agrees to accept, a monthly rental of \$350.00, which Tenant agrees to pay in lawful money of the United States, in advance, not later than fifteen (15) days after the first day of each month from the effective date of this lease, during said term, at the office of Landlord or such other place as Landlord may designate. However, said rent shall not be considered in default until fifteen (15) days have elapsed after receipt by Tenant of notice in writing by Landlord that any monthly rental is due and unpaid.

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