

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) LEASE

THIS AGREEMENT, made and entered into this 22nd day of October, 1968 by and between Perry S. Luthi & Joseph B. Stevens, hereinafter referred to as Lessor, and William H. Griffith, hereinafter referred to as Lessee.

WITNESSETH:

FIRST: In consideration of the payments made and to be made by Lessee as hereinafter provided, and the mutual covenants herein contained, the Lessors do hereby lease and demise, and Lessee does hereby lease and take the new building to be constructed next door to the Plaza Office Building situated in Westwood Plaza on the western side of White Horse Road in the County of Greenville, State of South Carolina, said Plaza being shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book VVV, at page 111. The premises being leased will be known as Building #4, Westwood Plaza, said building will have dimensions of 20 feet by 60 feet, building according to plans by Woodward Refrigeration. These premises are to be ready for occupancy by the Lessee not later than February 1, 1969. Specifications are attached.

TO HAVE AND TO HOLD unto the said Lessee for and during the term of five years beginning *Feb. 1, 1969* and ending *Feb 1, 1974*. The Lessee is being granted an option to renew this lease for an additional five-year period after the initial term, provided the Lessee gives written notice to the Lessors of such intention to renew no later than sixty (60) days prior to the expiration of the initial five-year term. The rental for the renewal period shall be Two Hundred Seventy Five and No/100 (\$275.00) Dollars.

SECOND: It is agreed that the Lessee shall pay as rental the sum of Two Hundred Fifty and No/100 (\$250.00) Dollars per month payable in advance on or before the 10th day of each month.

THIRD: It is understood and agreed that said premises are leased for the operation of an ice cream bar and for no other purpose or business. No alcoholic beverages may be sold or consumed on the premises.

FOURTH: The Lessors agree to pay all fire insurance and ad valorem property taxes on the land and improvements constructed by the Lessors. The Lessee shall pay all utilities and taxes on all equipment installed by the Lessee.

FIFTH: Should the building be damaged or destroyed by fire or other casualty, the Lessors shall promptly repair and restore the building to its former

(Continued on next page)

Plat Recorded in Deed Book 855 Page 203

