

FILED  
GREENVILLE CO. S. C.

RECORDING FEE  
PAID \$ 1.50

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OLLIE FARNSWORTH  
R. M. C.

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STATE OF SOUTH CAROLINA            )  
  )  
COUNTY OF GREENVILLE            )           LEASE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Civitan Charities of Greenville, South Carolina, hereinafter referred to as the "Lessor," in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does hereby grant, bargain and lease unto Ashmore Bros., Inc., hereinafter referred to as the "Lessee," the property described hereinbelow for a period or term of thirty (30) years at a rental of Thirty Dollars (\$30.00), the receipt of which is herewith acknowledged.

It is understood and agreed that the premises subject to this lease are as follows:

All that piece, parcel or tract of land located in Cleveland Township, Greenville County, South Carolina, shown on a plat entitled "Wattacoo Development," dated October 11, 1971, by Kermit T. Gauld, R.L.S., said property lying and being on the west branch of Wattacoo Creek and having, according to said plat, the following metes and bounds, to-wit:

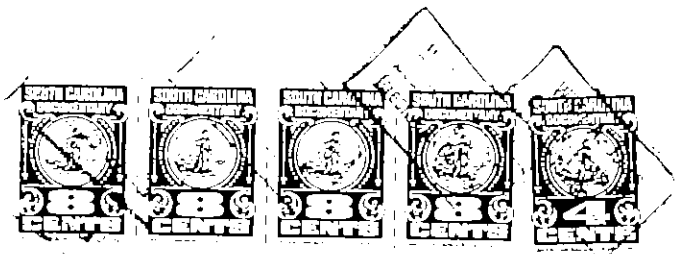
BEGINNING at an iron pin in the existing property line of the Lessee and Civitan Charities, and running thence S 31-30 E, 400 feet to an iron pin; thence S 58-30 W, 700 feet to an iron pin; thence N 31-30 W, crossing Wattacoo Creek, 400 feet to an iron pin in the property line of the Lessee; thence with the property line of the Lessee, N 58-30 E, re-crossing Wattacoo Creek, 700 feet to the point of beginning.

It is understood and agreed that the Lessee shall have the right and option to extend this Lease for two (2) additional periods of thirty (30) years for the same rental for each extension as for this original term, to-wit: Thirty Dollars (\$30.00).

It is understood and agreed that the Lessee shall not permit the manufacture, sale or consumption of alcoholic beverages on the leased premises.

It is understood and agreed that the Lessee may not assign this Lease without the prior written approval and consent of the Lessor.

To have and hold the said premises unto the Lessee, Ashmore Bros., Inc., its Successors and Assigns, for and during the said term and any renewal exercised thereunder.



(Continued on next page)