

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AGREEMENT AS TO REAL ESTATE AND USE THEREOF

THIS AGREEMENT entered into by and between James S. Conits and Christina J. Conits, hereinafter referred to as "LANDOWNERS"; and Jack W. Lollis, hereinafter referred to as "PURCHASER", whereby the parties do firmly bind themselves as to the present and future use and possession of property hereinafter described.

WHEREAS, "Landowners" are the owners in fee simple of a certain Launderama located 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 REC Office for Greenville County in Plat Book VW, at Page 111. This is the property in said Westwood Plaza known and designated as Building 1-A, said building having dimensions of 26 feet by 60 feet.

WHEREAS, Landowners are the present Lessors of that certain lease entered into between Kenneth T. Black and Enoch W. Duckworth, dated December 29, 1970, a copy of said Lease being attached hereto and incorporated herein by reference. That said Lease pertains to and affects that property hereinabove described.

WHEREAS, the said Enoch W. Duckworth, for valuable consideration and with consent of Landowners, has assigned his interest in said Lease unto Jack W. Lollis this date; and

WHEREAS, Landowners and Purchaser desire to establish at this time the present and future conditions of the Lease attached hereto and incorporated herein by reference,

NOW, THEREFORE, for valuable consideration received, Jack W. Lollis as Purchaser of the Westwood Plaza Launderama, and James S. Conits and Christina J. Conits as owners and Lessors of said property under the Lease attached hereto, do agree as follows:

- (1) That Jack W. Lollis shall be allowed to assume the present Lease pertaining to the Westwood Plaza Launderama held by Enoch W. Duckworth and/or Carl D. Finley;
- (2) That Jack W. Lollis shall pay to Landowners an agreed-upon rent of \$250.00 per month until February 10, 1981;
- (3) That at the end of the present Lease (February 10, 1981) Lessee shall have an absolute right to renew said Lease for a period of five (5) years at the rate of \$275.00 per month for the first two (2) years, and \$300.00 per month for the remaining three (3) years of said 5-year renewal option.

FILED  
GREENVILLE CO. S.C.  
JUN 11 11 44 AM '79  
DORRIS S. TANNER  
CLERK

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