

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
1982
JLEY

VOL 1171-505

LEASE AGREEMENT

THIS LEASE AGREEMENT made this 2nd day of 7, 1982,
in Greenville, South Carolina, by and between JAMES R. DEYOUNG,
hereinafter referred to as "Lessor," and ~~ROBERT L. MOORE,~~
hereinafter referred to as "Lessee,"

WITNESSETH:

For and in consideration of the mutual covenants expressed
hereinafter, Lessor has granted, bargained and leased unto the Lessee,
and the Lessee does hereby lease and rent the premises hereinafter
described, subject to the following mutually understood and agreed
upon terms and conditions.

The realty which is the subject of this lease is more fully
described as follows:

ALL that certain piece, parcel and tract of land containing
3.30 acres, more or less, located on the Northern side of
U. S. Highway No. 29 (Wade Hampton Blvd.) as shown on that
plat by H. S. Brockman on December 5, 1946, and being more
particularly described as follows:

BEGINNING at an iron pin on the northern edge of the right
of way for the Southbound lane of U. S. Highway No. 29 and
in the eastern edge of an old road intersecting with said
highway and running thence N. 67-15 E., 400 feet more or
less to an iron pin (iron pin 2 feet 3 inches therefrom);
thence N. 17-15 E. 295 feet to R. O., 3 x NM; thence
N. 88-54 W., 351 feet to double R.O., 3 x NM (6 inches
therefrom); thence S. 31-05 W. 295 feet to iron pin in an
old road; thence S. 1-33 E. 200 feet to beginning corner.

TERM: The term of this lease shall be for a period of one
year, beginning on July 1, 1982.

RENT: Lessee does hereby agree to pay and the Lessor does
hereby agree to accept, the sum of One Thousand (\$1,000.00) Dollars
per month, payable in advance on the 2nd day of each and every month
during the term of this Lease Agreement. It is understood that
monthly rental shall begin on the date Lessee receives his beer, wine,
and liquor licenses for this premises. It is understood that the
first months rent is to be paid Seven Hundred (\$700.00) Dollars cash
with Lessor granting Lessee Three Hundred (\$300.00) Dollars credit for
repair to parking lot on leased premises.

MAINTENANCE, REPAIRS AND ALTERATION OF BUILDING: Lessee
agrees to take the building as is. It is understood between the

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