

State of South Carolina,  
County of Greenville.

L E A S E

This Indenture made and entered into this 5th day of March, 1935, by and between T. C. Gower and Neil G. Parrish, individually and as Executrix of the Will of W. D. Parrish, deceased, of Greenville, S. C., Lessors, and Wilfred Cafeteria, Inc., a corporation chartered under the laws of South Carolina, Lessee,

W I T N E S S E T H:

In consideration of the payment made and to be made by the Lessee, as hereinafter provided, and of the covenants by the Lessee hereinafter set forth, the Lessors do hereby lease and demise unto the Lessee:-

All that certain storeroom on the East side of North Main Street in the block between Coffee and Washington Streets in Greenville, South Carolina, known as No. 18 North Main Street now occupied by the Lessee herein, fronting on North Main Street 33 feet 5 inches and running back to the west face of the rear wall of said building.

The Lessors reserve the right, at any time during the term of this lease, to move the brick wall on the rear of the demised premises, not more than two feet west of its present location. In the event the Lessors should exercise this right, it is understood that the said wall will be moved, in so far as it is possible to do so, without interrupting the occupancy of the Lessee.

Together with all appurtenances and the sole uninterrupted occupation thereof for the term of three years to commence on the first day of June, 1935, and to end on the thirty-first day of May, 1938.

To Have and to Hold the aforesaid premises unto the Wilfred Cafeteria, Inc., its successors and assigns, for the said period of time (three years) upon the following terms and conditions:-

The Lessee shall pay to the Lessors, as, in and for the rent thereof a minimum monthly rental of Three Hundred Seventy-five (\$375.00) Dollars per month to be paid monthly in advance on the first day of each and every month during the continuance of this lease provided the gross sales of the Lessee do not exceed Thirty-three Hundred Forty-two (\$3342.00) Dollars per month. When the gross sales made by the Lessee upon the premises during any month of the term hereof exceed Thirty-three Hundred Forty-two (\$3342.00) Dollars per month, then and in that event the Lessee will pay Lessors a monthly rental of Four Hundred (\$400.00) Dollars per month and will pay in addition thereto a sum equal to ten per cent of the gross sales made on the premises in excess of the sum of Thirty-three Hundred Forty-two (\$3342.00) Dollars monthly.

It is understood and agreed that the Lessee shall deliver to the Lessors at their office in Greenville, S. C., or or before July 10th, 1935, and on or before the tenth of each and every month thereafter during the term of this lease a monthly report showing the gross sales from the demised premises for the preceding month and will on that date pay to the Lessors the excess rent that may be due on account of gross sales being Thirty three Hundred Forty-two (\$3342.00) Dollars or in excess thereof. It is further agreed that the Lessors or any agent duly authorized in writing by said Lessors shall have access to the records of monthly gross sales in the demised premises at any reasonable hour.

The Lessors covenant and agree that during the continuance of this lease, they will make the necessary repairs to the roof.

The Lessee covenants that during the life of this lease, it will make all necessary repairs to the buildings upon the aforesaid premises, keep the plate glass fronts insured and pay for all gas, lights and water that it may use.

The Lessee covenants and agrees that it will not assign this lease nor sublet said premises, or any part thereof, without the written consent of the Lessors, and the Lessee covenants and agrees with the Lessors that it will not use, nor permit said premises to be used, for any unlawful purpose, nor permit thereon anything which may be or become a nuisance, and it will not do, nor permit to be done, on said premises anything which may render void or voidable any policy for the insurance of said premises against fire, nor which may tender any increase or extra premium payable for such insurance as hereinbefore provided; and that during the term of this lease it will make, at its own expense, all necessary repairs, save and except those hereinbefore provided be made by the Lessors, and that at the expiration of the term of this lease, it will deliver up said premises in as good and the same condition as they shall have been in at the beginning of the term, reasonable wear and tear along excepted.

Should the buildings on said premises be destroyed by fire or damaged by fire to the extent, or more than, of a seventy-five (75%) per cent total loss, the Lessors may restore said building in substantially the same condition as before the fire within a reasonable time, and the rent herein provided, or a proportionate part thereof, shall be abated until said

*State of South Carolina, County of Greenville, for value received the within lease is hereby assigned, transferred and set over to W. L. Chandler, this 17 day of March, 1937. In the presence of: Henry Fairchild, A. V. Brown, Wilfred Cafeteria, Inc., Roy C. L. Watson, President and Sole Stockholder, C. F. Watson, Jr. individually.*