This agreement entered into this _____ day of June, 1961 by and between John Robert Brown, hereinafter referred to as Lessor, and Homer B. Hobbs, hereinafter referred to as Lessee,

WITNESSETH

The Lessor in consideration of the rental hereinafter mentioned does hereby lease unto the Lessee the property situate in the County of Greenville, State of South Carolina, on the southeastern side of U. S. Highway #25 located approximately six and one-half (6 1/2) miles North of Travelers Rest, S. C. and formerly known as "Ma Brown's Kitchen" or "George Place". All of the said property including the parking area, toilets and offices are included in this lease, EXCEPT, HOWEVER, the bottom floor of the main building which is occupied by the Lessor, which means Lessee has no privilege to property below entrance of driveway.

The term of this lease shall be for a period of one (1) year, commencing July 1, 1961 and ending the last day of June, 1962. The Lessee agrees to pay to the Lessor the total rental of Three Hundred and No/100 (\$300.00) Dollars for the said term, payable at the rate of Twenty Five and No/100 (\$25.00) Dollars per month in advance by the 10th day of each and every month. The Lessee is hereby granted an option to renew this lease under the same terms for an additional period of five (5) years, commencing July 1, 1962.

The Lessor shall keep the property insured and pay all property taxes.

The Lessee shall pay for all utilities used by the Lessee.

The Lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term except as are produced by natural decay. The destruction of the premises by fire or other casualty shall terminate this lease.

TO THE FAITHFUL PERFORMANCE of this lease we do hereby bind

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