GREENVILLE 00. S. C.

Nam 29 1 07 PH '73 DONNIE S.TANKERSLEY R.H.C.

VOL 971 PAGE 357

SOUTH CAROLINA

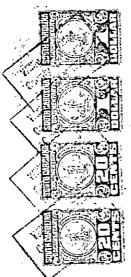
COUNTY

GREENVILLE

LEASE

FOR VALUE RECEIVED, I, John B. Burns, Sr., hereinafter called the Lessor, lease unto the Judson Laundry, Inc., hereinafter called the Lessee, and the said Lessee does hereby lease from the said Lessor, the following described property, at the rental price, and on the terms and conditions hereinafter named, to wit:

DESCRIPTION of PROPERTY:



"All that certain piece, parcel or lot of land, with building and all other improvements thereon, situate in the City of Greenville, County and State aforesaid, at the intersection of Pendleton and Calhoun Streets, with all of the surface cemented," and adjoining other property of the grantor herein this day leased to Dr. J. M. Fewell and others.

The agreed rental for the leased property is One Hundred (\$100.00) Dollars per month, due and payable monthly, and the Lessee promises to pay to the Lessor said amount each month during the time this lease is in force and effect.

The duration of this lease is five (5) years, commencing on Jan. 1,1973, ending December 31, 1977. The Lessor may, at his option, declare this lease terminated and ended if: (1) the Lessee does pay to the Lessor the said monthly rental when due, or breaches this lease in any other respect; or (2) shall go into voluntary or involuntary bankruptcy, or go into the hands of a receiver, or make an assigment for the benefit of creditors.

The Lessee shall make no changes in or on said rented premises without the written consent of the Lessor, and shall keep said premises in the same condition of repair that it now is in, and upon termination of this lease, the said premises shall be surrendered to Lessor peaceably, and in as good condition as it is now in, ord inary wear and tear excepted.

IN WITNESS WHEREOF, the parties hereto set their hands and affix

their seals this the 1st day of January, 1973.

SIGNED, SEALED and DELIVERED in the PRESENCE OF:-

timbe Children

(SEAL)

(SEAL)

(continued on next, page)