DOWNESSTANATRSLEY

STATE OF SOUTH CAROLINA

GREENVILLE

OF

COUNTY

LEASE AGREEMENT



THIS AGREEMENT, entered into this 10 day of September, 1974, by and between Ernest V. Chapman, hereinafter referred to as Lessor,

Lessee:

WITNESSETH

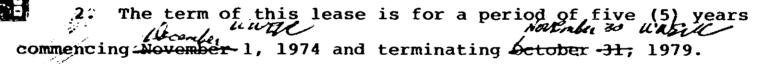
and Winston F. Woodward or his assigns, hereinafter referred to as

That for and in consideration of the mutual convenants herein contained and the rental to be paid to the Lessor by the Lessee, it is agreed as follows:

1. The Lessor does hereby rent, lease and demise unto the Lessee, the following described premises:



That certain building located on the Greer Highway near Marietta, South Carolina, now known as the Foothills Restaurant and being approximately 40 by 50 feet in size. Lease shall include parking space in front of the building which consists of approximately 118 feet from the corner of the Bank parking lot, and the adjoining parking lot on the side of said Restaurant.



- 3. The Lessee agrees to pay as rent during said period the sum of Three Hundred Fifty and No/100 (\$350.00) Dollars, per month for each and every month, said rental being payable in advance on or before the 5th day of each month. Provided however, that the last Noviber, 1979 Will have the last Months' lease payment, that is for September, 1959, shall be payable in advance upon the commencement of this Lease. If this Lease is continued through the termination of the five (5) year period, then this amount shall be credited towards last months' rental. However, if for any reason this lease is terminated prior to said time, said deposit shall be returned to the Lessee provided the premises are left in good condition, ordinary wear resulting from careful useage and damage by the elements without fault on part of Lessee, alone excepted.
- 4. The Lessee agrees to maintain the interior of the demise premises (excepting structural parts) in as good condition as received excepting normal wear and tear, and to replace any broken glass in or on the demise premises. The Lessor agrees to make all necessary

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