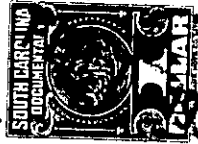


4M-6-48 No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

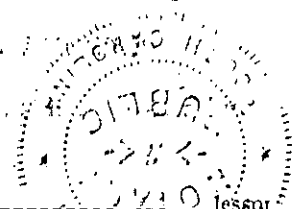
State of South Carolina,

County of GREENVILLE



FEB 13 17 PM 1950

WELLS FARGO BANK



W. W. Hellams

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto C. W. Hinton and W. M. Kay

lessee s

for the following use, viz: to operate a restaurant or any other business not constituting an nuisance

the building on the North side of the Easley Bridge Road now occupied by the Lessees

for the term of two (2) years commencing May 1, 1949 and ending April 30, 1951.

and the said lessee s

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

Twenty-Four and No/100 Dollars

per week payable on Monday of each and every week

during the term of this Lease

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

It is understood and agreed that included in the above rental is all equipment now owned by the Lessor in said place of business. The

Lessees agree to keep the equipment and the building in good condition at their expense. The Lessor agrees that should any equipment have to be replaced through no negligence of the Lessees, that he will replace said equipment at his expense.

It is also understood and agreed that upon the expiration of this Lease the Lessees are granted an option to rent for an additional year at a rental to be mutually agreed upon between the Lessor and the Lessees.

To Have and to Hold the said premises unto the said lessee s their executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from the expiration of the term hereof for a period of one year unless terminated by the lessor or the lessee by giving notice in writing to the other party at least one month previous to the time of termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one week arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 31st day of October, 1949

Witness: B. H. Wright, J. Allen Wright

W. W. Hellams (SEAL), C. W. Hinton (SEAL), W. M. Kay (SEAL)