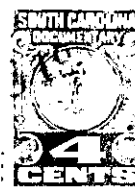


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Y. L. ... SOUTH ...



STATE OF SOUTH CAROLINA :  
COUNTY OF GREENVILLE :

LEASE.

MEMORANDUM OF AGREEMENT made at Greenville, S.C. by and between J.E.Campbell, of the partnership known as Campbell and Pierson, hereinafter called the LESSOR, and T.W.Simpson, hereinafter called the LESSEE, WITNESSETH:

The Lessor, in consideration of the rental hereinafter mentioned and other valuable considerations, does hereby grant, bargain, and lease unto the Lessee the following described property: The store building in Gannt Township, Greenville County, State of South Carolina, on the Southeast corner of the Fork Shoals Road and Augusta Road, together with all fixtures and equipment now in said building, for use as a grocery store or any other commercial use not constituting a nuisance.

The rental agreed upon to be paid by the Lessee and ~~xxx~~ accepted by the Lessor is Fifty-seven and 50/100 (\$57.50) Dollars per month, payable monthly in advance on the first of each and every month, commencing March 1st, 1951 (the ~~xxx~~ receipt of the first month's rent being ~~xxxx~~ hereby acknowledged) and continuing for the term of this lease.

The term of this lease to be for two (2) years, commencing March 1st, 1951 and ending February 28, 1953. Upon the expiration of this lease, the Lessor agrees that the Lessee shall have the first option or refusal of a renewal of this lease on terms to be fixed by the Lessor, and should the Lessor desire to sell the property, the Lessee shall have the first option to purchase the same at a price to be fixed by the Lessor.

The Lessor covenants and agrees that he will keep the roof and building in good repair during the term of this lease, and the Lessee covenants and agrees that he will keep the fixtures and equipment in as good condition as they now are, reasonable wear and tear excepted. The Lessee further covenants and agrees that no alcoholic beverages shall be sold on the premises.