

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Memorandum of agreement entered into by and between W. H. Brown hereafter referred to as landlord or lessor and A. S. Tornatore herein designated lessee or tenant to the following effect:

The landlord does hereby lease and rent unto the tenant the property hereinafter referred to, for a period of five years, beginning with January 1, 1952, and ending with December 31, 1956.

The property in question is located at the corner of the Easley Highway and McBee Boulevard and has a frontage of approximately 190 feet on the Easley Highway and approximately 25 feet on McBee Boulevard.

It is understood and agreed that a lease agreement already exists between the parties hereto affecting the described lands; and that this lease or contract shall become operative upon expiration of that existing lease. In the meantime the existing lease which, is dated December 16, 1946, shall remain of full force and effect.

There are already certain buildings or structures located on the premises, which were erected and built at the expense of the mentioned lessee. The said lessee shall have the right and privilege of adding to those structures or erecting new structures thereon, but all such buildings and additions shall be at the lessee's expense.

As compensation or rental for the above mentioned property, the lessee is to pay the sum of One Hundred Twenty Five Dollars (\$125.00) per month at the end of each and every month for the entire life of this contract.

It is understood that the lessee is to operate what is known as an Open Air Ice Cream Parlor, and such other allied

