

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

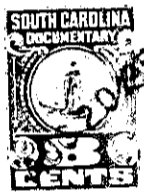
LEASE AGREEMENT

THIS AGREEMENT, made and entered into this 20th day of August, 1952, by and between Walter W. Goldsmith and Carl C. Cox, hereinafter referred to as Lessors and C. Morris Kelley, hereinafter referred to as Lessee.

WITNESSETH:

That for and in consideration of the mutual promises, covenants and agreements hereinafter contained, it is agreed as follows:

1. That the Lessors do demise and lease unto the Lessee and the Lessee does take and lease from the Lessors, the following described premises to-wit:



The east store in building just erected known and designated as Number 3 N/S Wade Hampton Boulevard, Greenville, South Carolina.

2. TO HAVE AND TO HOLD the above described premises for and during the term beginning on August 10, 1952, and ending on August 31, 1955.

3. That the Lessee agrees to pay to the Lessors for the use and occupancy of the premises hereinabove described the following rental:

The sum of One Hundred (\$100.00) Dollars, per month in advance, for the first year and \$125.00, per month, in advance, for the remaining two years.

4. That the Lessee does hereby covenant and agree that he will use said premises for the conducting thereon of a drug, sundries and soda shop and that he will not use the demised premises for any unlawful or objectionable business that may constitute a nuisance or injury the value of the property. The Lessee further agrees that he will not without the prior consent of the Lessors, sell, assign, mortgage, pledge or otherwise dispose of the lease or sublet the premises as a whole or in part, or use or occupy the same for any purpose other than the aforementioned and that he will not do nor permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or which may render any increased or extra premium payable for such insurance.