

State of South Carolina)
County of GREENVILLE)

I, W. R. Steele lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto S & M Amusement Co., Inc.

lessee
for the following use, viz.: as a soda shop or cafe the lot and building
adjoining the laundry of W. R. Steele known as Dunean Cleaners, said
building being situate on Smythe Ave., Dunean, County and State aforesaid
and measuring approx. 20 ft. by 50 ft., together with hot water heater,
and counter, these constituting the fixtures therein,
for the term of one (1) year commencing August 1, 1958, together with the option
to renew this lease on the same terms (with the exception of rental
which is to be hereinafter agreed upon) for an additional period of
one (1) year

and the said lessee
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of
Fifty (\$50.00) and no/100 - - - - - Dollars
per month payable on or before the 1st day of each month in
advance

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 as a condition of this lease that the
Lessee will not sell beer or any alcoholic beverages on the
premises.

It is agreed that at the end of the lease period the Lessee will
deliver the premises to the Lessor in as good condition as it
found it, fair wear and tear excepted.

It is further agreed that the Lessee shall have the right to
remove at the end of the lease period any fixtures, equipment
or additions that may have been placed there by it.

To Have and to Hold the said premises unto the said lessee, its successors,
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from
year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-
tioned give to the other party one (1) months written notice previous to the time of the desired
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one
months 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 22nd day of July, 1958

Witness:
[Handwritten signatures]

W R Steele (SEAL)
LESSOR (SEAL)
S & M AMUSEMENT CO., INC. (SEAL)
By: *Geo. L. Joseph* (SEAL)
President (SEAL)
LESSEE (SEAL)



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