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BOOK 607 PAGE 341

(STATE OF SOUTH CAROLINA)

L-E-A-S-E

(COUNTY OF GREENVILLE)

This agreement made and entered into this 21st day of July 1956 by and between Mrs. Ruby H. Kennemore, hereinafter referred to as "landlord", and G. J. Sarr hereinafter referred to as "tenant".

WITNESSETH:

1. That the landlord does hereby grant, bargain and lease unto the tenant for a period of Ten years years, beginning July 21 1956 and ending July 21 1966 the following described premises:

The one story brick store building located at No. 2017, 2019 + 2021 Augusta Road.

2. The tenant agrees to pay to the landlord for and during the period of said lease a rental of four hundred dollars per month, said rent to be due and payable in advance on the first day of each calender month during said period, the first payment to be due August 1 1956

3. Should any installment of rent be past due and unpaid for a period of 30 days after the same is due, the landlord may, at her option, after giving five (5) days notice in writing, either:

a. Declare the full rental for the entire period due and payable immediately and resort to any legal remedies at law or in equity for the enforcement or collection of the rent, or to recover damages for the breach of said covenants, or

b. Declare this lease terminated and enter and take possession of the leased premises and thereafter hold the same free of any rights of the tenant to use said premises by the tenant.

Nevertheless, have the right to recover from the tenant any and all sums which, under the terms of this lease, may then be due and payable for the use of the premises, provided the tenant shall not have paid said rent before the expiration of such notice.

(Continued on next page)