



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT, Made and entered into this 18 day of May, 1959, by and between G. L. Muckenfuss, of Greenville, South Carolina, hereinafter called the Landlord, and J. E. Harmon, of Greenville, South Carolina, hereinafter called the Tenant,

W I T N E S S E T H:

(1) That the Landlord does hereby lease and demise unto the Tenant, and the Tenant does hereby take and accept from Landlord the following-described property:

The front portion of property of Landlord at the intersection of Buncombe Street and Rutherford Street, in the City of Greenville, County of Greenville, State of South Carolina, extending back to a partition.

The rear portion of building at the intersection of Buncombe Street and Rutherford Street, adjoining the above-described property, consisting of approximately 9,000 square feet.

Together with the parking lot on the north side of said property enclosed with anchor fence.

(2) TO HAVE AND TO HOLD Unto Tenant, his heirs and assigns, for and during the term of ten years, beginning on the 10th day of June, 1959, and ending on the 9th day of June, 1969.

(3) The Tenant, in consideration of the rental of said premises, agrees to pay to Landlord the total sum of Eighty-one Thousand (\$81,000.00) Dollars, said rental to be paid in equal monthly installments in advance on or before the tenth day of each month of Six Hundred Fifty (\$650.00) Dollars during the first five years of the term and Seven Hundred (\$700.00) Dollars during the remaining five-year term of this lease.

(4) The Tenant shall have the option of renewing this lease for an additional term of five (5) years upon giving Landlord sixty days written notice, at a rental of Seven Hundred Fifty (\$750.00) Dollars per month, payable monthly in advance on or before the 10th day of each month.

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