

STATE OF SOUTH CAROLINA

BOOK 734 PAGE 107

COUNTY OF GREENVILLE

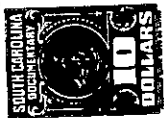
LEASE

THIS AGREEMENT, made and entered into this 12th day of September, 1963, by and between Glynn A. Lindsey, hereinafter referred to as Lessor and Charles C. Thompson, d/b/a Sunshine Cleaners & Laundry, hereinafter referred to as Lessee:

OCT 17 2 59 PM 1963
GREENVILLE CO. S. CAROLINA
FILED

WITNESSETH

In consideration of the rental, hereinafter, stated, and the covenants contained herein, the Lessor leases to the Lessee premises described below together with a cement block building being constructed on the said premises. The premises upon which the said building is being constructed are described as follows:



All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 5, Block D, Fair Heights Subdivision, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F, page 257, and having, according to said plat, the following metes and bounds, to-wit:



BEGINNING at an iron pin at the southeast intersection of Laurens Road and Brookdale Avenue; and running thence along Laurens Road S. 30-53 E. 109 feet to an iron pin, corner Lot No. 4; thence along the line of Lot No. 4 S. 54-57 W. 178.6 feet to a pipe in the line of Lot 6; thence along the line of Lot 6 N. 33-0 W. 27.6 feet to an iron pin on Brookdale Avenue; thence along Brookdale Avenue N. 31-20 E. 202.5 feet to the beginning corner.



The lease is for a term of ten (10) years commencing November 1, 1963.



The Lessee agrees to pay to the Lessor the sum of Thirty-Four Thousand Two Hundred (\$34,200.00) Dollars payable in monthly installments of Two Hundred Eighty-Five (\$285.00) Dollars, each monthly installment to be paid in advance; the first monthly payment falling due November 1, 1963.



The Lessee shall be given the refusal of two additional five (5) year periods for leasing of the said premises, from the expiration of this lease upon the same terms and conditions as contained in this lease provided the Lessee notify the Lessor in writing one hundred twenty (120) days before the expiration of this lease of his desire to lease the said premises for an additional five (5) year term.

