

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

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This Lease Agreement made and entered into this 1st day of February 1969, by and between W. ROGER BROWN a citizen and resident of the County of Greenville, State of South Carolina, Hereinafter referred to as the LESSOR, and JOHNNY M. BOLING, a citizen and resident of the COUNTY of Greenville, State of South Carolina, hereinafter referred to as the LESSEE.

W I T N E S S E T H

For and in consideration of the rents reserved and the mutual covenants, promises and agreements hereinafter contained, IT IS AGREED AS FOLLOWS:

I.

The Lessor does hereby grant, bargain, demise and lease unto the LESSEE and the LESSEE does hereby lease, hire and accept from the LESSOR the following property, to-wit:

All that piece, parcel of land situate, lying and being on the east side of Easley Bridge Road (U.S. Highway 123) at the intersection of Easley Bridge Road and Mauldin Street, in the County of Greenville, State of South Carolina, which property measures 25.3' depth on the northern end and runs 167' along the property lines on the back to southeast corner, and back 24' to front line, which runs 162' along Easley Bridge Road back to beginning point.

To have and to hold the described premises, together with the exits and entrances and appurtenant passageways unto the Lessee for and during the term of Five (5) years and Four (4) months, beginning the 1st day of February 1969, and ending the 31st day of May 1974. It is expressly understood that the Lessee shall have an option to renew this lease for a period of Five (5) years, beginning the 1st day of June 1974.

II.

The Lessee does hereby agree to pay unto the Lessor for and during the term of this Lease:

Thirty Five Dollars (\$35.00) per month due and payable on the first day of each and every month in advance.

III.

It is expressly understood and agreed by the parties hereto that the premises shall not be sublet or this Lease assigned to any corporation, person or persons without the written consent of the Lessor herein. It is further agreed by the parties hereto, that the premises shall be used for customer parking space for Johnny's Kwik Shop and shall be used for no other purpose without the written consent of the Lessor herein.

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