

STATE OF SOUTH CAROLINA

LEASE AGREEMENT

COUNTY OF GREENVILLE

THIS LEASE AGREEMENT made and entered into by and between Calma Burriss Hembree and Clara M. Hembree, hereinafter referred to as Lessors, and C. Dean Kennett, Jr. and Charles F. Kennett, hereinafter referred to as Lessees.

The Lessors do hereby lease and demise to the Lessees the following property for the sum of Fifty and 00/100 (\$50.00) Dollars per month, commencing on July 1, 1970, and on the first day of each month thereafter, in accordance with the terms and conditions as hereinafter expressed. Lease payments shall be due on the first of each month, and payable by not later than the tenth of each month. Lease payments shall be made directly to the Lessors or in accordance with their written instructions. Rental for the remainder of June shall be prorated and paid immediately.

The property hereby leased and demised from Lessors to Lessees is described as follows, to-wit: One (1) store building located on S. C. Highway #14, northwest of Greer, S. C., in the County of Greenville, State of South Carolina, with land upon which same is situated, and sufficient land around said building to allow adequate parking for Lessee's store operation, including all land as presently paved in front and side of said building, and land to the rear of said building as may be needed for present or future parking in Lessees' operation. Said property being a portion of the property as conveyed to Lessors by deed dated July 9, 1958, recorded in Deed Book 602, at page 545, in the RMC Office for Greenville County.

The term of this lease shall commence on July 1, 1970, and continue through June 30th, 1971.

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