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GREENVILLE CO. S. C.
AUG 22 9 27 AM '72
ELIZABETH T. HANDLE
C.L.D.

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STATE OF SOUTH CAROLINA X
 X
COUNTY OF GREENVILLE X LEASE AGREEMENT

THIS AGREEMENT made and entered into this 1st day of August, 1972, by and between ELOISE G. WATERS, hereinafter referred to as "LANDLORD", and LINDA A. RUTLEDGE, d/b/a FRANK'S PACKAGE STORE, hereinafter referred to as "TENANT",

W I T N E S S E T H :

That for and in consideration of the mutual promises, covenants and agreements herein contained, it is agreed as follows:

1. That the Landlord does hereby lease unto the Tenant, and the Tenant does hereby take and lease from the Landlord the following described property:

"All that certain 20 x 70 feet store building located at the intersection of Augusta Road and Parkins Mill Road, in the City of Greenville, County of Greenville, State of South Carolina, said building being the third unit of a six-unit building of brick and concrete block of the Waters Shopping Center. This unit is also known as 3231 Augusta Road, Greenville, South Carolina."

2. TO HAVE AND TO HOLD said premises for and during the term beginning August 1, 1972, and ending at midnight on July 31, 1975.

3. The Tenant hereby agrees to pay to the Landlord for the use and occupancy of the premises herein leased \$225.00 per month in advance, beginning August 1, 1972, and \$225.00 per month in advance thereafter for the remaining term of the Lease.

4. The Landlord hereby grants an option to the Tenant for an additional three-year Lease to begin August 1, 1975, and to continue through July 31, 1978, at an agreed rental of \$275.00 per

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