

GREENVILLE CO. S. C.

VA 1072 REV. 431

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into by and between Melba Ray Healey, and William H. Healey, and Bankers Trust of South Carolina as Trustee under the Will of John Abner McMahan, deceased, referred to collectively as Landlord, and S. T. and J. Inc. a corporation organized and existing under and by virtue of the laws of the State of South Carolina, hereinafter referred to as Tenant:

WITNESSETH:

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

1. Premises. The Landlord does hereby grant, bargain, lease and give unto the Tenant, and the Tenant does hereby lease, hire and accept the following described land and improvements thereon:

That certain piece, parcel or lot of land located at 636 North Main Street in the City of Greenville, County of Greenville, and State of South Carolina containing easterly to a twelve (12) foot alley and fronting on said North Main Street a distance of 150 feet and being more particularly described as follows:

BEGINNING at a point in the east line of North Main Street, the north (or east) corner of the property owned and/or controlled by the Landlord herein, and running thence down the line of Landlord's property 150 feet, more or less, to a point in the west line of a twelve (12) foot alley; running thence along the western edge of said twelve (12) foot alley 150 feet to a point; thence in a generally north-westerly direction 250 feet, more or less, to a point on the line of North Main Street; thence with the line of said North Main Street, 150 feet to the point of beginning.

2. Term. TO HAVE AND TO HOLD the above described premises, together with entrances and passageways to said property for and during the term of ten (10) years, commencing on the first day of December, 1921, and ending at midnight of the same day and same month ten (10) years thereafter.

3. Rent. The Tenant hereby agrees to pay unto the Landlord the amount of ten (10) years, rental as follows:

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