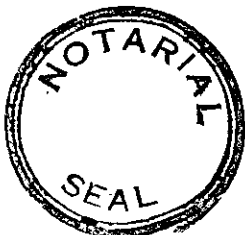


STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me Lucile M. Davis and made oath that she saw the within named Judson Mills, by Alan B. Sibley, Vice President, and Walter E. Greer, Jr., Secretary, sign, seal and as its act and deed deliver the within written deed, and that he s with Mary Elizabeth Anderson witnessed the execution thereof.

Sworn to before me, this the
29 day of November, A. D. 1944.

Alice Cobb
Notary Public
My commission expires:



Lucile M. Davis.

No Stamps.

Recorded February 9th, 1945 at 10:00 A. M. #1627 BY: E. G.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

L E A S E

THIS AGREEMENT made and entered into this 12th day of February, 1945, by and between HENRY T. DAWSON, of Greenville, S. C., hereinafter referred to as Lessor, and J. W. Bullock, of Greenville, S. C., hereinafter referred to as Lessee.

W I T N E S S E T H :

In consideration of the payments made and to be made by the Lessee hereinafter provided and of the covenants by the Lessee hereinafter set forth, the Lessor does hereby lease and demise unto the Lessee,

All that certain lot situate on the Northeast side of Augusta Road, near the City of Greenville, being part of Lot No. 96 on plat of Crescent Terrace, shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book E, at page 137, together with the building thereon designated as No. 1619 Augusta Road, and known as the "Pantry".

TO HAVE AND TO HOLD unto the Lessee for and during the term of three years, commencing February 12th, 1945, and ending February 11th, 1948, for the use and purpose of operating therein and thereon a restaurant, reserving and paying unto the Lessor the rental hereinafter provided.

The Lessee does hereby covenant and agree to pay to the Lessor a rental of One Hundred (\$100.00) Dollars per month throughout the term of this lease, said rental to be paid at the end of each month beginning March 12th, 1945.

It is understood and agreed by the parties hereto that no alterations or changes will be made in said premises by the Lessee so as to impair the structural strength of the building, nor shall any alterations or additions to said building be made without the approval of the Lessor, provided, however, the Lessor does hereby give to the Lessee the right and privilege at all times during this lease, or any renewal thereof, to install and construct, at his own expense, such trade fixtures as may be necessary to the proper conduct of his business, and upon the termination of this lease the right to remove from said premises all such trade fixtures which he may have installed at his expense, provided that all rent which has accrued up to the date of said removal has been paid.

The Lessee agrees to pay all water, gas, power and electric light charges for all water, gas, power and electric lights used on said premises during his occupancy hereunder, and shall heat the premises at his own expense.

The Lessee does hereby covenant and agree that he will not assign this lease nor sublet the whole of said premises, or any part thereof, without the consent in writing of the Lessor; that he will use said premises for the purpose of conducting therein and thereon a restaurant, and for no other purpose, and will not do or permit to be done on said premises anything which may render void or voidable any policy for insurance of said premises against fire, nor which may render any increase or extra premium payable for such insurance; that the Lessee covenants that he will keep the demised premises in good condition, and that he will repair, at his own expense, any breakage of glass or other damages done to said premises, and, at the expiration of the term of this lease, he will deliver up said premises in as good condition as they were