

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS AGREEMENT made and entered into this the 26th day of March, A. D. 1945 by and between Harold Duncan, herein known as the Lessor; and R. P. Wall, A. D. Wall and S. A. Wall, copartners as The Marketeria, herein known as the Lessees, sets forth:

That for and in consideration of the monthly rental hereinafter stipulated to be paid and the other covenants on the part of the lessees, the said lessor does agree to and hereby lets, rents, lease and surrenders to the said lessees that certain store building and lot now occupied by the said lessees at and in the town of Taylors, S. C., on the north side of the Old National Highway, and west of the P. & N. spur track, and also the store lot and building adjoining the said store now occupied by lessees, on the west side thereof and the lot and building in the rear and north of the present occupied building, for the term of five years dating from the date that the possession of the premises and buildings additional to the one now occupied is turned over to and surrendered to the lessees, the said date of such possession to be noted hereon.

The said lessees agree to and bind themselves, jointly and severally, to pay for the entire of said premises -- three buildings and lots -- the monthly rental of eighty (\$80.00) dollars on the first day of each month, in advance, from the time and date possession of all said premises are surrendered to the said lessees; but until such possession of the additional buildings are so given, the present outstanding lease for and covering the one now occupied by lessees to remain in full force and effect, and upon the beginning of the life of this agreement, the said old outstanding lease and contract is hereby cancelled and ended.

The said Lessees are permitted and allowed to fix and prepare the inside of said buildings in such manner as they desire and/or find necessary for the business being conducted therein; and to be responsible for any damage or breakage caused by the neglect or carelessness of themselves, their agents, employees and customers, but all glass fixtures to the front of said buildings to be covered and protected by insurance.

The lessor is to keep the said premises in good and proper repair and condition, suitable for the purposes and use of the lessees; and upon failure of the lessor to so do, the lessees may have same done and charge the expense thereof as against the rental herein fixed.

It is understood and agreed that destruction of, or such damage to the said building, or either of them, by fire or other casualty as to render the same unfit for the use of the lessees will at once end and terminate this agreement.

Any shelving and other fixtures installed in said buildings, or either of them, by the lessees may be removed by them before or upon the termination of this agreement.

Should the said lessees at any time be two or more payments in arrears of such rental, then the lessor may at once declare this contract ended, and proceed to repossess the said premises, with all legal rights for the collection of such arrears of rentals.

The lessees are to pay all water and light bills for the premises in their use and occupancy thereof.

This contract is not to be assigned by either party without the consent of the other party, except that in case of a sale by the lessor, then this agreement may also be taken over as a part of such transaction. The lessees may not sublet or subrent the said premises, or any part thereof, without the written consent of the other party; and any modification of, or addition to this agreement to be endorsed in writing and signed by the parties to be bound thereby.

In witness whereof, the said parties hereto do execute this agreement in duplicate this the day and year first herein written.

Signed, sealed, delivered
in the presence of:

James T. Polson
James C. Bright.

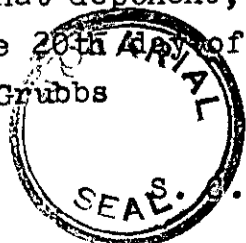
Harold Duncan (L. S.)
Less or.
A. D. Wall (L. S.)
S. A. Wall (L. S.)
R. P. Wall (L. S.)
Lessees.

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Personally appeared James Theron Polson and made oath that he was present and saw the above named, Harold Duncan, Lessor; and R. P. Wall, A. D. Wall and S. A. Wall, Lessees, each, sign, seal and as their respective acts and deeds, deliver the foregoing Agreement, for the uses and purposes stated; and that deponent, with James C. Bright witnessed the execution of the same. Sworn to before me this the 26th day of March, A. D. 1945.

Frank S. Grubbs
Notary Public for S. C.

James T. Polson
James C. Bright.



Notary Stamps \$1.92