

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY.

THIS LEASE entered into between Southern Tire Company, a South Carolina Corporation, herein known as lessor, and Quality Cleaners and Dyers, Inc., herein known as lessee, WITNESSETH:

(1) The lessor leases to the lessee that lot with building located thereon, now occupied by Quality Cleaners and Dyers, located on Buncombe Street, just outside of the Corporate Limits of Greenville, South Carolina, for the period of three (3) years beginning February 5, 1947, provided that the lessee is given an option to extend said lease for an additional two (2) years at a rental of One Hundred (\$100.00) Dollars per month, and it will be presumed that said option has been exercised, unless the lessee gives the lessor notice in writing, not less than sixty (60) days before the termination of the lease, that it does not wish to exercise said option. If such written notice is given, the lease will terminate at the end of three (3) years. If it is not given, the lease will be automatically extended for an additional two (2) years at the increased rent named.

The consideration of the above lease is that the lessee contracts, covenants and agrees to pay a rental of Eighty (\$80.00) Dollars per month, payable in advance, the first payment to be made at the signing of this lease, thereafter, the monthly payments to be made on the 10th day of each month in advance, remittance to be made to the lessor to the written address furnished the lessee. The remittance is to be clear of Bank charges, etc.

The lessor is to keep up all repairs on the outside of the building. The repairs inside of the building and the plumbing is to be kept up by the lessee, and is to be kept in as good condition as it now is, subject only to wear and tear. The lessee is given the right to put in partitions in the buildings at its own expense, and to sub-lease any portion thereof, provided that no such sub-lease shall result in an increase of Insurance rate to the lessor without its' written permission.

The lessee is to carry sufficient liability insurance to protect the landlord from any risk of liability or loss from the operation of the lessee.

The lessee may make any improvements to the front of the building which may be necessary for the promotion of its' business interests. Improvement to be made at its' own expense.

The lessee is to carry insurance on the Plate Glass in the front of the building, and in case it is broken, is to repair the same.

In case the building should be substantially damaged by a fire that it may be considered destroyed, this lease may be terminated by any party giving written notice of such intentions.

In consideration of the letting to it of the above premises, the lessee accepts this lease, subject to the terms and conditions herein expressed, and to contract, covenant and agrees to make the payments of rent as specified, and to do all other things enumerated herein.

In witness whereof, the parties have caused this lease to be executed by their duly qualified officers this fifth day of February, 1947.

Southern Tire Company, Inc.,

Floyd Wyman

President.

Quality Cleaners and Dyers, Inc.,

L. O. Sullivan, President.

Mattie W. Sullivan, Secretary.