

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )



THIS LEASE made and entered into this 10th day of January, 1948, by and between FRANK C. OWENS and THEODORA O. BLACK, of Atlanta, Fulton County, Georgia, hereinafter referred to collectively as the Lessor, and RIDGEWAY'S OPTICIANS, INC. of Greenville, South Carolina, a corporation organized, created and existing under the laws of South Carolina, hereinafter referred to as Lessee,

W I T N E S S E T H :

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

1. That the Lessor hereby grants, bargains, demises, and leases unto the Lessee, and the Lessee does hereby lease, hire, and accept from the Lessor the following property, together with the use of all exits, easements and appurtenant passageways, located in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or lot of land with the building and improvements thereon, situate on the East side of North Main Street, in the City of Greenville, County of Greenville, State of South Carolina, fronting twenty (20) feet, more or less, on the East side of North Main Street and extending back between parallel lines a distance of 100 feet 6 inches, more or less, to property of the estate of Frances C. Floyd; the building which covers a portion of said property being known as "122 N. Main Street", and extending back a depth of 70 feet.

2. TO HAVE AND TO HOLD The above described premises with all the rights, easements, and appurtenances thereunto belonging and attaching unto the Lessee, its heirs, executors, administrators, successors and assigns, for and during the term of five (5) years, unless this lease shall be sooner terminated as herein provided, commencing on the 1st day of January, 1948 and ending on the 31st day of December, 1952, at 12 o'clock midnight.