

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

This lease made and entered into by and between the Peoples National Bank of Greenville, South Carolina, as Trustee for Ditt White Poe and children, hereinafter referred to as the Lessor, and Gus Kondros and J. T. Langston, aka Dixie Cleaners, hereinafter referred to as the Lessees, witnesses:

That in and for the consideration hereinafter expressed, the Lessor does hereby let and lease unto the Lessees, the first floor of the building situate in the City of Greenville, County of Greenville, State of South Carolina, on West Washington Street, known and designated as 115 West Washington Street, according to the City enumeration (except the portion thereof hereinafter reserved). Said building fronting approximately 232 feet on the south side of Washington Street and extending back in parallel lines a distance of approximately fifty feet and with the lot on which the building is located extending back in parallel lines a distance of approximately ninety feet, which includes the vacant lot (except the portion hereinafter reserved) situate immediately south and to the rear of the building above described, for a period of ten years, commencing September 1, 1948 and expiring on the 31st day of August, 1958.

It is understood and agreed that the Lessor reserves and excepts from this lease the stairway extending from the first floor to the second floor of said building and being located at the north east corner of said building above referred to. Also, the Lessor reserves and excepts from this lease the following described portion of the vacant lot above referred to.

Beginning at the point which constitutes the southwest corner of said vacant lot and running thence N. 20 E. 14 feet; thence S. 70 E. 10 feet; thence S. 20 W. 14 feet; thence N. 70 W. 10 feet.

In consideration for said premises, the Lessees agree to pay to the Lessor as rent therefor the sum of one hundred sixty dollars per month, payable in advance on the first of each