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GREENVILLE CO. S. C.

JUN 29 12 26 PM 1949

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

## L E A S E

THIS LEASE made and entered into by and between The Peoples National Bank of Greenville, South Carolina, as Agents for Janie R. Aiton, hereinafter referred to as the Lessor, and S. & S. Cafeteria of Greenville, Inc., a corporation under the laws of S. C., hereinafter referred to as the Lessee,  
WITNESSETH:

That in and for the consideration hereinafter expressed, the Lessor does hereby let and lease, for the term hereinafter set forth, to the lessee, a certain lot of land with the improvements thereon situate on the east side of North Main Street, in the City of Greenville, County of Greenville and State of South Carolina, known and designated as 212-214 North Main Street, according to the City enumeration and more particularly described as follows:

Commencing at a point on North Main Street at corner of lot now or formerly belonging to Mrs. E. J. Finley and running thence with North Main Street in the northerly direction 42 feet and 3 inches, more or less, to property now or formerly owned by C. O. Milford; thence in an easterly direction with line of last mentioned lot, 224 feet, more or less, to Brown Street; thence in a southerly direction with Brown Street, 42 feet and 6 inches, more or less, to corner of lot formerly owned by C. F. Dill; thence in a westerly direction along line of last mentioned lot and with the lot now or formerly belonging to Mrs. E. J. Finley, 224 feet, more or less, to the beginning corner.

There is situate upon said lot above described a building consisting of three stories and a basement.

The premises above described are hereby leased for a period of twenty-five years, commencing on the 1st day of September, 1949 and ending on the 31st day of August, 1974.

In consideration for said premises, the Lessee agrees to pay to the Lessor as rent therefor a guaranteed base