

STATE OF SOUTH CAROLINA)  
 COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into this 1st day of MAY, 1950, by and between Annie Belle Jones and Juliett Jones of Greenville, South Carolina, hereinafter called the Landlords, and Charles A. Davis, of Columbia, S. C., hereinafter called the Tenant:

W I T N E S S E T H :

IN CONSIDERATION of the payments made and to be made by the Tenant as herein provided, the Landlords do hereby rent and lease unto the said Tenant, the following described premises, to-wit:

That lot of land on the Southwest side of Augusta Road, in the City of Greenville, South Carolina, being shown as Lot 6, on plat of Augusta Circle, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", at page 23, said lot fronting 100 feet on the Southwest side of Augusta Road and running back to a depth of approximately 300 feet.

for the term of ten (10) years, commencing on the first day of May, 1950, and ending at midnight on the 30th day of April, 1960, for which the Tenant is to pay the Landlords as hereinafter provided.

The Tenant agrees to take the premises hereinabove described for the term named and to pay the Landlords a rental therefor of Twelve Thousand and No/100 (\$12,000.00) Dollars, payable One Hundred and No/100 (\$100.00) Dollars monthly in advance beginning May 1, 1950.

The Tenant herein shall be permitted to construct any buildings or improvements on the said property at any time during the term of this lease, but it is understood that such buildings or improvements shall become a part of the real estate and shall become the property of the Landlords upon the termination of said lease. The Tenant agrees that he will use the property for a retail ice cream business and sundry products and for no other purpose, and will not at any time do or permit to be done on the said premises anything that would constitute a nuisance.

The Tenant further agrees to pay all taxes assessed against any buildings or improvements that he may construct on said property as the same become due and payable.