

STATE OF SOUTH CAROLINA MAY 17 2 49 PM 1951)
COUNTY OF GREENVILLE)
OLLIE FARNSWORTH)
R.M.C.)
LEASE

THIS AGREEMENT, Made and entered into this 6th day of April, 1951, by and between C. Granville Wyche, of Greenville, South Carolina, hereinafter called the Landlord, and Angelo Emanuel, of Hickory, North Carolina, hereinafter called the Tenant,

W I T N E S S E T H :

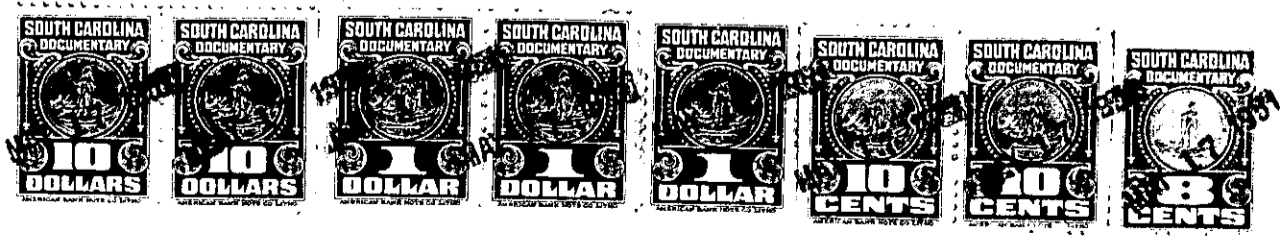
(1) The Landlord does hereby lease and demise unto the Tenant and the Tenant does hereby take and accept from the Landlord the following described property:

The ground floor of the building situate on the East side of North Main Street in the City of Greenville, Greenville County, State of South Carolina, fronting approximately 22-1/2 feet on North Main Street and extending back between parallel lines a distance of 125 feet, on which there is situate a two-story brick building known and designated as No. 118 North Main Street.

(2) TO HAVE AND TO HOLD Unto the Tenant, his heirs and assigns, for and during the term of ten (10) years, beginning on the 1st day of August, 1951, and ending on the 31st day of July, 1961.

(3) The Tenant, in consideration of the rental of said premises, agrees to pay to the Landlord the total sum of Fifty-eight Thousand Two Hundred (\$58,200.00) Dollars, said rental to be paid in equal monthly instalments in advance of Four Hundred (\$400.00) Dollars per month on the first day of each lease month during the first year of said term, Four Hundred Fifty (\$450.00) Dollars per month during the second year of said term, and Five Hundred (\$500.00) Dollars per month during the remaining eight years of said lease.

(4) Commencing January 1, 1953, the Tenant agrees to pay to the Landlord, in addition to the fixed rental hereinabove stipulated, for the calendar year 1953, a sum equal to five per cent (5%) of the Tenant's gross sales as hereinafter defined, made by the Tenant during the year 1953, on gross sales in excess of One Hundred Thirteen Thousand (\$113,000.00) Dollars; and commencing



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