

STATE OF SOUTH CAROLINA

RENTAL AGREEMENT

COUNTY OF GREENVILLE

The G. C. Richardson Company of the County and State aforesaid which will be hereinafter sometimes referred to as lessor or owner does hereby agree to rent and lease unto Tom S. Cavalaris of Greenville, South Carolina, and at times herein designated the lessee or tenant a certain store room known and designated as No. 21 N. Laurens Street, in the City of Greenville and being at the southwestern corner of North Laurens Street and West Coffee Street and now occupied by Henry Papini doing business therein as Liner's Sea Food Market, the terms and conditions of such lease or rental agreement being as set forth hereafter.

This lease agreement shall begin with the 1st day of February, 1953 and it shall extent for a period of five years from that date, which is to say until January 31, 1958 subject to such conditions as may be hereafter specified. The monthly rental for the mentioned premises shall be Three Hundred (\$300.00) Dollars with such rental payable monthly in advance.

It is understood and agreed that the lessee herein may organize a corporation for the purpose of operating a business in the rented premises or he may make of such business a partnership with himself and one or more persons as owners thereof.

The lessee agrees to take the building as it now stands and is to use and occupy the premises for such business as he may desire except however that he may not use the same or any part thereof for a liquor store or a barber shop and provided further that any business conducted in the said building shall conform to all the rules, regulations and ordinances of the City of Greenville and shall be conducted in such a manner as not to constitute a nuisance. The lessor is to keep the roof of the building in repair, but it is agreed that the said roof is now considered sound and that any unsound condition which may arise in the future shall be reported to the lessor