

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA      APR 23 ) 4 55 PM 1953 LE A S E  
COUNTY OF GREENVILLE      )

RECORDED  
F.M.C.

THIS AGREEMENT, Made and entered into this 2nd day of February, 1953, by and between William S. Reyner and Ruth M. Reyner, of Greenville, South Carolina, hereinafter called Landlords, and Rey's Jewelers, a corporation incorporated under the laws of the State of South Carolina, with its principal place of business in the City of Greenville, South Carolina, hereinafter called Tenant,

W I T N E S S E T H:

(1) That the Landlords do hereby lease and demise unto the Tenant, and the Tenant does hereby take and accept from the Landlords the following described property:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville and State of South Carolina, on the East side of Main Street, and being more particularly described as follows:

BEGINNING At a point 38.2 feet from the Southeast corner of the intersection of Main and Coffee Streets, and running thence in a Southerly direction along Main Street 22.3 feet; thence in an Easterly direction 144.6 feet to the middle of an alley, said alley being 8.4 feet in width; thence with said alley in a Northerly direction 22.3 feet to a stake; thence in a Westerly direction 144.6 feet to the point of beginning.

ALSO All the right, title and interest of Landlords of, in and to the alley referred to in the above description, which alley is 8.4 feet in width and extends from Coffee Street in a Southerly direction 60.4 feet, more or less, which alley is maintained for the sole use of the owners of the lots which adjoin the same, their heirs and assigns.

(2) TO HAVE AND TO HOLD Unto the Tenant, its successors and assigns, for and during the term of five years, beginning on the 2nd day of February, 1953, and ending on the 1st day of February, 1958.

(3) The Tenant, in consideration of the rental of said premises, agrees to pay to the Landlords the total sum of Sixty Thousand (\$60,000.00) Dollars, said rental to be paid in equal monthly installments in advance of One Thousand (\$1,000.00) Dollars.

(4) The Landlords agree to keep in good repair the roof, outer walls and down spouts of said building. It is understood and