



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AGREEMENT

Agreement made this the 10 day of August, 1953, by and between Barney C. Pearson and Walter G. Sutherland of Easley, South Carolina, hereinafter known as the lessors, and Ballentine Grocery Stores, Inc., hereinafter known as the lessee, WITNESSETH:

1. For and in consideration of the sum of Ten (\$10.00) Dollars and of the rental hereinafter provided, the lessors hereby let and lease unto the lessee for a term of Ten (10) years, to be determined as hereinafter provided, the following described premises:

"ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, in the Town of Greer, at the corner of Cannon Street and Jason Street, the lot having a frontage of 210 feet and a depth of 159 feet and being acquired by the lessors from T. J. Glenn."

2. The lessors agree to erect upon the said lot a grocery store building 65 by 126 feet, together with an annex back of the building 12 by 14 feet to house air-conditioning equipment, the said building to be erected according to plans and specifications of J. L. Eledge, Spartanburg, South Carolina, Architect, which plans and specifications have been agreed upon by the parties and are hereby made a part of this agreement.

3. As a part of the foregoing agreement, the lessee agrees to pay to the lessors a rental to be computed as follows: six (6%) per cent per annum of the cost to the lessors of the lot herein mentioned, plus ten (10%) per cent per annum of the cost of the building to be erected thereon, it being specifically agreed that in the computation of rental the entire cost shall not exceed <sup>Four</sup> Sixty/Thousand (\$64,000.00) Dollars. This rental is to be divided into One hundred twenty (120) equal installments to be paid monthly to the lessors. Lessors agree to furnish to the lessee within thirty (30) days after occupancy by the lessee a certified statement of the cost of said improvements for the purpose of determining the precise rental due, and the parties agree that the lessors shall have a period of four (4) months

*BCP  
W.G.S.  
JMB*

LAW OFFICES OF  
JULIEN D. WYATT  
FELIX L. FINLEY, JR.  
PICKENS, S. C.