

It is the intention of the Lessor and Lessee that the premises herein demised are to be used for a liquor store and the Lessee agrees not to use said premises for any purpose that may render void or voidable any policy of fire insurance on said premises, not that may cause the owners of the building to have to pay a fire insurance premium at a rate in excess of the normal rate the Lessor would be required to pay.

It is further agreed that provided the state law is changed, eliminating the operation of retail liquor stores by individuals, partnerships, corporations, etc., such law being passed and enforced shall terminate this lease upon thirty days written notice by the Lessee to the Lessor.

It is agreed and understood between the Lessor and the Lessee that the vacant strip or parcel of land between the building above described and Pendleton Street is not demised or included under the terms of this lease but the Lessee shall have the right to use said parcel of land for purpose of ingress and egress and for use by his customers. Also, it is further agreed and understood that vacant property to the rear of this building and to the rear of the adjoining stores is not included under the terms of this lease.

It is further agreed that the Lessee has an option to lease the above described store building for an additional two year period at a price to be agreed on at the expiration of this lease.

WITNESS THE hands and seals of the parties hereto this 20th day of November, 1957.

In the presence of:

A. R. Pickens
Beatrice Hemphill

Mills F. Steele
Grace S. Prevost
LESSORS

Mrs. Patricia Konduros
LESSEE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me, A. R. Pickens, who being duly sworn says that he saw the within named Mills F. Steele and Grace S. Prevost, referred to as Lessors, and Patricia Konduros, referred to as Lessee, sign, seal and as their act and deed deliver the within written instrument and that he with Beatrice Hemphill witnessed the execution thereof.

Sworn to before me this 16th day of December, 1957.

John A. Theodor (L.S.)

A. R. Pickens
A. R. Pickens

Notary Public for S. C.
Recorded December 18, 1957 at 10:39 A.M. # 29398