

## LEASE

THIS LEASE CONTRACT made and entered into on this 1st day of February, 1958,

by and between K. S. Conrad  
 of 11 Whittsett Street, Greenville, South Carolina  
 (Give Address)

herein called "LESSOR," and the SPUR DISTRIBUTING CO., INC., a corporation organized under the laws of the State of Delaware with its principal office in Nashville, Tennessee, hereinafter called "LESSEE,"

## WITNESSETH:

1. That the Lessor, in consideration of the rents hereinafter reserved and agreed to be paid, and the covenants, agreements and stipulations hereinafter set out to be performed by the Lessee does by these premises, demise, let, and lease unto the Lessee the following described premises situated in the County of Greenville, State of South Carolina:

Two adjoining lots on South Main Street in the City of Greenville having approximately seventy-three (73) feet of frontage on South Main Street and approximately one hundred twenty-five (125) feet of depth to and including the C. and W. C. Railway right of way including all traffic rights. Said property leased beginning at iron pin on the East side South Main Street on the corner of an eight (8) foot walkway being on the South side of said walkway.

Said property designated as No. 619 South Main Street; and being adjoined on both eastern and western bounds by property of Lessee.

TO HAVE AND TO HOLD, the said demised premises, together with all the improvements thereon, unto the said LESSEE for the term of 2 years, beginning on the 1 day of September, 1958, and ending on the 31 day of August, 1960, upon all the terms and conditions, and subject to the covenants, agreements and privileges herein set forth and subject to renewal as herein provided.

2. Lessor hereby covenants that He is the sole owner and is lawfully seized and in possession of the premises above described, and that same is free and clear of all encumbrances except as hereinafter stated; and that same is free of any restriction as to use; and covenants that He will put and keep the Lessee in peaceful possession thereof during the terms of this lease subject to the conditions herein set forth, and the Lessee shall have the peaceful and uninterrupted possession thereof for the uses and purposes herein contemplated to the end of the term, and of any extensions thereof, and so long as it keeps, complies with, and performs the covenants of this lease.

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