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ORIGINAL WITH  
CLERK

STATE OF SOUTH CAROLINA :  
COUNTY OF GREENVILLE : L-E-A-S-E

This lease made and entered into by and between John K. Lambrou, Lessor and M. G. Batson, Lessee,

W-I-T-N-E-S-S-E-T-H:

That for and in consideration of the rents reserved and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

1. That the Lessor hereby grants, bargains and leases unto Lessee, and the Lessee does hereby lease, hire and accept from the Lessor, together with the use of all easements and appurtenant passageways, those two certain store buildings situate on Highway No. 291, Greenville County, South Carolina, and being identically the same property this day conveyed by Lessee to Lessor.

2. To have and to hold said premises with the rights, easements and appurtenances thereunto belonging and attaching unto the Lessee, his heirs and assigns, for a period of five (5) years, beginning July 15 1958, 1958.

3. Lessee agrees to pay to Lessor for said lease the sum of Eighteen Thousand (\$18,000.00) Dollars, payable Three Hundred (\$300.00) Dollars per month, in advance.

4. It is understood and agreed that Lessor shall not be responsible for any alterations, repairs or upkeep on said buildings.

5. It is agreed that Lessee shall not sublet any portion of said premises without the written approval of Lessor and that same shall not be assigned without the written consent of Lessor.

(Continued on next page)

For Assignments See Deed Book 613 Page 513 (with Music Co. Inc)  
For Amendment to Lease See Deed Book 613 Page 511