

GREENVILLE CO. S. C.

JUL 10 2 34 PM 1959

STATE OF SOUTH CAROLINA,)

COUNTY OF GREENVILLE)

CLERK OF COURTS

THIS AGREEMENT AND CONTRACT OF LEASE made and entered into this the 20 day of September, 1955, by and between MORRIS KNIGOFF, RUTH K. BERKOWITZ AND NORMA K. COHEN (also known as Crane) of Greenville, South Carolina, as LESSORS, and WM. S. REYNER of Greenville, South Carolina, as LESSEE.

W I T N E S S E T H:

1. That the said Morris Knigoff, Ruth K. Berkowitz and Norma K. Cohen, as Lessors, for the consideration, upon the terms and subject to the conditions set out below herein, have demised and leased, and by these presents do hereby demise and lease unto the said Wm. S. Reyner, as Lessee, and the said Lessee does hereby take as tenant the following described property situate, lying and being in the City of Greenville, Greenville County, State of South Carolina, known and designated as:

The Store Building known and designated as Number sixteen (16) North Main Street, in the City of Greenville, South Carolina, having a frontage on the East side of North Main Street of sixteen and four-tenths (16 4/10) feet, more or less.

2. This lease is made for a period of ten (10) years, beginning February 1, 1956, and ending January 31, 1966.

3. As consideration for this Lease the Lessee agrees, promises and binds himself to pay to the Lessors the sum of Ninety Thousand (\$90,000.00) Dollars, at the rate of Nine Thousand (\$9,000.00) Dollars per year, the same being payable in monthly installments in advance at the rate of Seven Hundred Fifty (\$750.00) Dollars per month, the first installment being due and payable on the 1st day of February 1956 and one of the remaining installments falling due on the first day of each and every month thereafter during the existence of this lease.

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