

State of South Carolina )  
County of GREENVILLE )

Robert L. Elmore ..... lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto The Witt Music Co., Inc. ....

..... lessee  
for the following use, viz.: cafe, restaurant, tavern or retail establishment

..... the  
ground floor corner room at the corner of Pennsylvania and Parker in  
the City of Greer, in the Elmore Apt. Bldg., approx. 18 ft. by 36 ft.,  
complete with equipment now situate therein,  
for the term of

twenty-four (24) months, commencing Sept. 1, 1959, with an option to  
the Lessee to renew said lease for an additional 24 months under the  
same terms, and a rental of \$40.00 per month ..... and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of .....  
Thirty-five (\$35.00) ..... Dollars

per month ..... payable monthly in advance on or before the 5th of  
each month for the first six months, and then at the rate of \$40.00 per  
month

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee  
only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the  
roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from  
leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor  
so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the  
unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be  
consented to by the lessor before being erected.

Lessor reserves the right to remove the cash register from the  
leased premises at the end of any six months period (Model No.  
122 - "2" ; Ser. # 4714903)

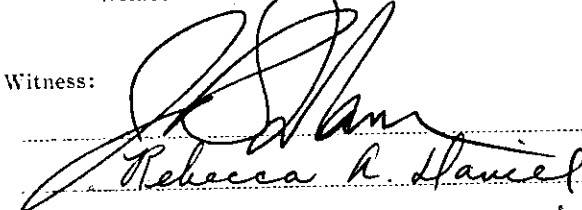
Lessee is to have the right to sub-lease, rent, or sub-rent any  
part or all of the premises without the consent of the Lessor


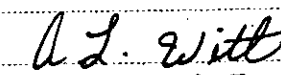
To Have and to Hold the said premises unto the said lessee, its successors  
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from  
year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party one (1) months written notice previous to the time of the desired  
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one  
months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of  
glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and  
agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-  
rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 24th day of August, 1959

Witness:   
Rebecca R. Daniel

 (SEAL)  
Lessor  
THE WITT MUSIC COMPANY, INC. (SEAL)  
BY:  (SEAL)  
President & Treasurer (SEAL)

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