

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE

GREENVILLE S.C.

FEB 2 4 59 PM 1960 LEASE

COUNCIL OF WORTH

This agreement made this the 31 day of December, 1959 by and between J. Cleo Roper, hereinafter called Lessor, and Steve Plakas, Arthur Plakas, Tommy Pappas and Jimmy Pappas, hereinafter called Lessees:

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

1. For and in consideration of the terms, conditions and rental hereinafter stated, the Lessor hereby agrees to lease and demise unto the Lessees for a period of ten (10) years beginning March 1, 1960 and ending February 28, 1970, the following real estate, to-wit:

All that lot of land in the county of Greenville, state of South Carolina, at the southwest corner of the intersection of Easley Bridge Road and Washington Avenue, and having according to a plat thereof made by December 1959 by Dalton & Neves, entitled "Property of J. Cleo Roper", the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin at the southwest corner of the intersection of the Easley Bridge Road and Washington Avenue, and running thence with the south side of Easley Bridge Road S. 61-42 W. 94.5 feet to an iron pin; thence S. 26-34 E. 179.3 feet to an iron pin; thence N. 65-41 E. 79.1 feet to an iron pin on the southwest side of Washington Avenue; thence with the southwest side of said Washington Avenue N. 21-46 W. 185.9 feet to the beginning corner.

2. Lessees agree to pay the Lessor as rental for the leased premises the sum of \$27,000.00 payable \$225.00 per month in advance beginning March 1, 1960.

3. The Lessees shall have the right and option to renew this lease for an additional term of 5 years at a rental of \$265.00 per month payable in advance by giving the Lessor 60 days written notice prior to the termination of this lease, any renewal term to be upon the same terms and conditions except the rental as herein provided.

4. At any time prior to January 28, 1965 the Lessees shall have the right and option to buy the leased premises for the sum of

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