

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SUB-LEASE 2 15 Feb 1960

WHEREAS, Ernest W. Stokes, of Greenville, South Carolina, hereinafter called "Sublessor", has sold unto Lemuel A. Johnson, of Greenville, South Carolina, hereinafter called "Sublessee", a certain grocery store known as "Stokes Grocery Store", located at No. 119 Poinsett Highway, Greenville, South Carolina; and

WHEREAS, Ernest W. Stokes is the Lessee to the premises upon which the said grocery store business is located under the terms of that certain lease executed unto him, as Lessee, by Ollie R. Bursh Sloan, et al, dated July 30, 1955, for the period of Twelve Years from said date, the same being recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 531, at page 149;

WITNESSETH:

The Sublessor does hereby sub-lease and demise unto the said Sublessee, and the said Sublessee does hereby sub-lease and take as tenant, only the premises covered by that certain retail grocery store known as Stokes Grocery Store, located at 119 Poinsett Highway, Greenville, South Carolina, subject to the terms, conditions and covenants and upon the consideration hereinafter set forth, to-wit:

First, The term of this Lease shall commence upon January 1, 1960, and end at Midnight upon December 31, 1963.

Second, The Sublessee shall pay as rental unto the Sublessor the sum of \$100.00 per month during the term hereof, which sum shall be due and payable in advance upon the first day of each and every month during the term hereof, with the first payment commencing upon January 1, 1960.

Third, The Sublessee does hereby covenant and agree that the within leased premises shall be used only for the purposes of the operation of a retail grocery store business, and that the building in which the said business is now housed shall at all times during the term hereof be kept in good condition and repair by the Sublessee. The Sublessee shall not make any material alteration of the leased premises without first securing the Sublessor's written approval, and at the end of the term hereof, shall deliver up the premises in as good a condition as the condition in which the said premises now exist, reasonable wear and tear and damage by fire alone excepted.

Fourth, The Sublessee covenants and agrees, notwithstanding any provision, or provisions, contained herein to the contrary, to perform all of the covenants and conditions of that certain Lease between Ernest W. Stokes and Ollie R. Bursh Sloan, et al, dated July 30, 1955, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 531, at page 149.

In the event that the Sublessee shall fail to pay the rental herein provided, or in the event that the Sublessee shall fail or neglect to carry out any of the covenants and agreements contained herein, the Sublessor, may, at his election, declare the entire rental for the term due and payable and proceed to collect the same, or declare this Lease terminated and take possession of the premises, collecting rents up to the time of taking possession.

The terms, covenants and obligations of this Sublease shall inure to the benefit of, and become binding upon, the respective parties hereto, their

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