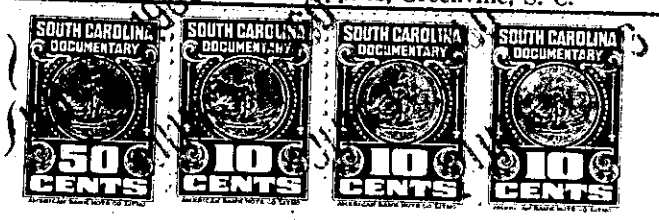
6M—9-50—No. 350—LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

County of Greenville



Atlas Oil Company lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto P. R. Waddell, as Trustee

lessee

for the following use, viz.: Sizzling Dog Stand located in the stand at Atlas Oil Company on W. Washington Street, Greenville, S. C. at the Echols St.

for the term of ten years, said ten-year period being from ~~January 9~~ april 1, 1960 to ~~January 9~~ april 1, 1970

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 Twenty and No/100---------- Dollars

per month payable beginning ~~June 1~~ april 1, 1960

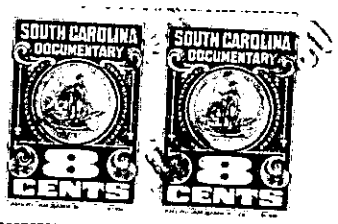
The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered 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.

Lessee has option to renew for like period by giving 90-days' notice prior to end of term.

And the Lessee shall have all rights of ingress and egress enjoyed by the principal Lessee



To Have and to Hold the said premises unto the said lessee his successors executors or administrators for the said term. ~~It is agreed by the parties hereto that this lease shall continue in force for the same period, unless the party desiring to terminate it shall give notice of the expiration of the term five months notice to the other party months 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 two 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 31st day of ~~June~~ May, 19 60

Witness:

J. A. Henry
Carolyn Crafton

Atlas Oil Co. of S.C. Inc. (SEAL)
By P. R. Waddell Pres (SEAL)
P. R. Waddell (SEAL)
Trustee (SEAL)

FILED
GREENVILLE CO. S. C.
JUN 3 11 11 AM 1960
OLLIE FARNSWORTH
R. M.C.

(Continued on Next Page)

Jon Assignment of Lease See Deed Book 703 Page 242.