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STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

FILED  
 GREENVILLE CO. S. C.

OCT 17 9 20 AM 1960

John H. Owens, )  
 Party of the First Part, )

OLIVER NORTH  
 R.M.S.

TO: )  
 Paul E. Bradshaw, )  
 Party of the Second Part, )

L E A S E

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 This deed of lease made this 17th day of July, 1959, between John H. Owens of one part and Paul E. Bradshaw, party of the other part.

That the party of the first part doth demise unto the party of the second part, his personal representative and assigns, all that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located just Northwest from the City Limits of Greer, lying in the intersection of State Highways Nos. 101 and 415, in the Fairview Community, together with all of the improvements thereon, which are now Bradshaw's Grocery, a barber shop in basement and out buildings and includes all the hard surface parking area around the buildings up to a hedge and ditch just East of a dwelling and being a part of the same property conveyed to John H. Owens by William Smith.

This lease shall run from date until a period of two years from date, the party of the second part shall have the option at the end of the two year period to renew this lease for a period of two years on the same terms and same consideration.

In consideration of the premises the party of the second part agrees to pay the party of the first part the sum of One Hundred and Ten (\$110.00) Dollars per month, payable on the first day of each month and unless agreed otherwise between the parties the party of the first part shall have the right to regain the premises if the party of the second part shall become so much as 60 days in arrears in the monthly payments. In the event that the party of the second part shall leave the premises before this lease should expire he shall be responsible for the full amount of the within stated monthly payments until the lease shall expire, but shall have the right to sub lease in the event that he should do so.

This lease shall be binding on both parties and their assigns and heirs for a period of one year after the death of either party; that is to say if either party should die, the terms of this lease shall be binding on his heirs for a period of one year after his death, if it should be that long before this lease expires.

The party of the second part shall have the quiet enjoyment of the premises for the within stated period unless the building shall be so injured by fire or some act of God as to render the premises untenable, in which event this lease shall be terminated

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