



GREENVILLE CO. S. C.

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OLLIE FARRISWORTH  
R.M.C.

BOOK 822 PAGE 123

Plat Recorded in Deed Book 822, pages 130, 131 and 132

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

THIS AGREEMENT, executed this 31<sup>st</sup> day of January, 1962, by and between PLAINS DEVELOPMENT CO., hereinafter referred to as the LANDLORD, and B. C. MOORE AND SONS, INC., a corporation duly organized and existing under and by virtue of the laws of the State of North Carolina, with its principal place of business in the Town of Wadesboro, Anson County, North Carolina, hereinafter referred to as the TENANT;

W I T N E S S E T H :

That for and in consideration of the sum of Ten (\$10.00) Dollars to each of the parties paid by the other, the receipt of which is hereby acknowledged, together with other mutual promises, covenants and agreements, the LANDLORD doth hereby demise and lease unto the TENANT, a certain parcel of land, together with the buildings and other improvements to be located thereon, lying and being in the Town of Simpsonville, South Carolina, County of Greenville, and more particularly described as follows:

All that piece, parcel or lot of land in the Shopping Center of Plains Development Co. located in Simpsonville, South Carolina, said lot being 75 feet wide and 150 feet in depth. This lot shall be located in the northwestern sector of the Shopping Center the exact location of which has been agreed upon by and between the parties hereto, and the same being adjacent to both front and side parking lots of said Shopping Center.

TO HAVE AND TO HOLD said lands and premises, together with all privileges and appurtenances thereunto belonging to the said TENANT and its successors and assigns, for the term and upon the conditions hereinafter set forth:

I.

This lease shall begin as of August 1st, 1962, and shall continue for a period of fifteen years or until July 31st, 1977, unless sooner terminated as herein provided.

II.

As rental for said premises said TENANT shall pay to said LANDLORD by mail or at the place of business of said LANDLORD and without notice or demand therefor, the sum of SIX HUNDRED AND TWENTY-FIVE (\$625.00) DOLLARS per month, payable on or before the 10th day of the then current calendar month, and for said month. This monthly rental is subject to certain change in the event the option to extend the lease is exercised as hereinafter provided.

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