

STATE OF SOUTH CAROLINA))
COUNTY OF GREENVILLE))

LEASE AGREEMENT

JUL 25 3 45 PM '68

WHEREAS, I, William B. Jones, hereinafter known and designated as Lessor, and I, Frann Eliotte Hutchison, hereinafter known and designated as Lessee, herewith enter into the following agreement and lease of real estate:

NOW KNOW ALL MEN BY THESE PRESENTS: That Lessor hereby agrees and leases unto the Lessee, the premises and improvements, located on U.S. Highway 29, known and designated as The Cotton Club, in said County and State, consisting of Lots 1 and 2, of the W. E. McIntyre property, with the Club thereon and a six room house, for and in consideration of the sums of Four Hundred (\$400.00) Dollars per month as rental on the said Cotton Club, and Seventy Five (\$75.00) Dollars per month as the rental on the six room house;

The Lessee agrees to pay the stated rental, in advance, each and every month, commencing June 1, 1968, and to continue such payments on the first day of each and every month thereafter for a total of twenty four (24) months, default in payment of either or both stated rentals shall be construed as a breach of the conditions hereof, and at the option of the Lessor, this agreement and lease may be terminated upon the giving of notice by Lessor to Lessee of the intention to terminate.

It is further mutually agreed between both parties hereto, that the Lessee shall have the option to renew the agreement and lease for a period of thirty six (36) additional months, upon the giving of written notice to Lessor, at least thirty (30) days prior to the expiration of the above stated period of time, of the intention to exercise this option.

It is further mutually agreed between the parties hereto, that Lessor shall furnish sufficient paint to cover the outside of the premises known as the Cotton Club, and the Lessee shall furnish the necessary labor expenses; further, the Lessee agrees to keep the premises in good condition, and shall bear the expenses of any and all alterations or remodeling, except that the Lessee shall obtain the written permission of the Lessor prior to any extensive or drastic remodeling that would tend to change the nature of

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