



FILED GREENVILLE CO. S. C.

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OLLIE F. P. SWORTH

W.S.S.
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

This Lease, executed in duplicate this the 1st day of ~~January~~ ^{June}, 1968, by and between Eugene E. Stone, III and Ward S. Stone, as Executors of the Estate of C. Rivers Stone, deceased, herein called "Lessor", and Pet, Inc., Dairy Division, a corporation organized and existing under the laws of the State of Delaware with a place of business in the State and County aforesaid, herein called "Lessee",

WITNESSETH:

That Lessor does hereby demise and lease unto Lessee, for the purpose of operating a parking lot for its vehicles, and upon the conditions and subject to the covenants and agreements herein set forth, for a period of two and one-half (2-1/2) years, beginning on the 1st day of February, 1968, and ending on the 31st day of July, 1970, the following described real estate:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lots 26 and 28 and parts of Lots 29 and 30, Section "I", of the Stone Land Company subdivision as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book A, at pages 337-342, and having, according to a plat entitled "Portion of Stone Land Co." prepared by Piedmont Engineering Service in November, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Miller Street at the joint corner of Lots 24 and 26, and running thence along the joint line of said lots, S. 84-47 E. 179 feet to an iron pin at the joint corner of Lots 24, 26, 27, and 29; thence along the joint line of Lots 27 and 29 the same course 63.5 feet to an iron pin on the western edge of Church Street; thence along the western edge of Church Street, following its curvature, the chords being S. 17-42 W. 100 feet, and S. 20-45 W. 79.2 feet, to the line of Lot No. 31; thence along the joint line of Lots 28 and 31, N. 83-33 W. 187.9 feet to an iron pin on Miller Street; thence with the eastern edge of Miller Street, following its curvature, the chords being N. 5-12 E. 24 feet, and N. 0-53 E. 100 feet, to the beginning corner.

The parties hereto, for their respective successors and assigns, do hereby covenant and agree as follows:

1. PREPARATION OF PREMISES. The Lessee shall have the right and privilege, at any time during the continuance of this lease, to enclose the demised premises with good quality metal fencing, pave said premises with plant mix surfacing, and install underground or overhead electrical conduits with outlets for the use of its refrigerated trucks. Upon the expiration of this lease or any extension

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