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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE CONTRACT OF LEASE

THIS LEASE made and entered into this the 4th day of June, 1968, by and between GUARANTY MORTGAGE CO., INC., designated as LESSOR, and CAROLINA INSURANCE & INVESTMENT COMPANY, a South Carolina corporation, designated as LESSEE, and HAMISH TURNER, SR., designated as Guarantor,

W I T N E S S E T H:

1. That for and in consideration of the rental herein provided and the other mutual agreements herein contained, the Lessor has let to the Lessee, and the Lessee has rented from the Lessor, the following described property:

All that lot or parcel of land located in the City and County of Greenville, State of South Carolina, and lying on the southern side of Potomac Avenue, and BEGINNING at an i. p. at the corner of Potomac Avenue and Prosperity Avenue, and running S. 28-12 W. 200 feet along Prosperity Avenue to an i. p., thence S. 67-07 E. 91 feet, more or less, to a point, thence in a straight line of approximately N. 20-15 E. 120 feet to an i. p., thence N. 18-20 E. 100 feet to an i. p., thence N. 59-40 E. 14.8 feet to a point on Potomac Avenue, thence S. 88-18 W. 77.3 feet along Potomac Avenue to i. p. at corner of Prosperity Avenue, the point of beginning, ~~as shown on the attached map~~

TOGETHER with all rights of way, easements, drive-ways, pavement, curb and street front privileges thereunto belonging.

2. The Lessee is to erect thereon a building for use as a convenience store and food market to sell all items which are normally sold in the usual course and conduct of such business. The Lessee is to be responsible for and pay all costs of construction and the buildings and all fixtures and equipment placed therein shall be and remain the sole property and possession and under the ownership of Lessee throughout the term and option periods of this Lease and at the termination of the Lease the building shall become the property of the Lessor. PROVIDED, however, that Lessee shall have the right to remove from the building all equipment, racks, shelves, freezers, bins, etc., leaving with the building only such fixtures as are permanently attached thereto.

3. TO HAVE AND TO HOLD the above described premises and improvements made and erected thereon for a period of ten (10)

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