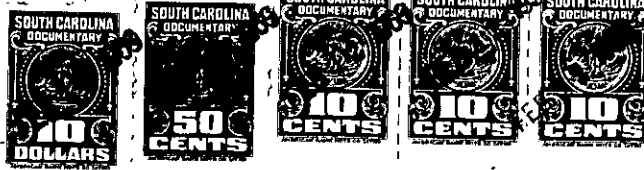


FEB 12 2 26 PM 1969

OLLIE FARNSWORTH  
R.M.C.



BOOK 862 PAGE 37

STATE OF SOUTH CAROLINA |  
COUNTY OF GREENVILLE |

LEASE

This Agreement made and entered into this 23rd day of  
January, 1969, by and between Palmetto Laundry and  
Cleaners, Inc., hereinafter referred to as "Lessor", and S. Smith  
Bradfield, hereinafter referred to as "Lessee".

WITNESSETH:

For and in consideration of the payments made and to be made  
by the Lessee as hereinafter provided and of the covenants by said Lessee  
as hereinafter set forth, the Lessor does hereby lease and demise unto the  
Lessee and the Lessee does hereby lease and take that certain property  
and improvements thereon owned by the Lessor and situated at 220-230  
E. Broad Street, in the City of Greenville, South Carolina.

TO HAVE AND TO HOLD unto the Lessee for and during the term  
of Three (3) years, beginning February 15, 1969, and ending February 15,  
1972.

In consideration of the premises, the Lessee hereby covenants  
and agrees that he will pay unto the Lessor a rental of Seven Hundred Fifty  
Dollars (\$750.00) per month, commencing <sup>February 15, 1969,</sup> ~~April 15, 1969,~~ and continuing  
the fifteenth (15th) of each month thereafter for the term of this Lease, at  
the option to renew this Lease for Two (2) additional Two (2) year periods  
upon the same terms and conditions and at <sup>a</sup> ~~the same~~ rental, to be negotiated.

1. The Lessor shall pay all ad valorem real property taxes  
assessed against the premises, and the Lessee shall pay for all electricity,  
water, gas and other utilities used by it during the term of this Lease.

2. The Lessor agrees to maintain the roof and outer walls,  
excluding plate glass, of the demised premises in a serviceable condition.

3. The Lessee covenants and agrees not to do or suffer anything  
to be done by which persons or property in or about or adjacent to the