

JUN 13 1 27 PM '69

STATE OF SOUTH CAROLINA
DALE FARNSWORTH
R. M. C.
COUNTY OF BUNCOMEE

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LEASE AGREEMENT

THIS LEASE AGREEMENT made between Fred McGinnis and George W. Leeman of Greenville, South Carolina, parties of the first part, hereinafter called the "Lessors", and THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC., a duly organized and existing corporation having an office and place of business at 2024 Thrift Road, Charlotte, North Carolina, party of the second part, hereinafter called the "Lessee".

WITNESSETH, that the Lessors hereby leases and demises to the Lessee, vacant property located at the corner of Buncombe and Atwood Streets, Greenville, South Carolina, having approximate dimensions of 116½ feet on the west side; 101½ feet on the east side; 93 feet on the south side; and 81½ feet on the north side, adjoining the property occupied by the Lessee at 528 Buncombe Street, Greenville, South Carolina, this property to be used by the Lessee as a Parking Lot for its customers and employees.

TO HAVE AND TO HOLD the above described premises or property from the FIRST DAY OF JUNE, 1969 on a MONTH - TO - MONTH BASIS, this lease being subject to cancellation by either party upon giving thirty days (30) advance notice.

The Lessee agrees to pay as rental on the above described property, the sum of FIFTY DOLLARS per MONTH, such rental to be made to Fred McGinnis and George W. Leeman, and mailed to Mack & George's ESSO Station, 544 Buncombe Street, Greenville, South Carolina.

It is further understood and agreed that in the event the building now occupied by the Lessee at 528 Buncombe Street, Greenville, South Carolina, is damaged or destroyed by fire or other casualty to the extent that Lessee is put out of business, no rent shall be due or payable on the demised premises during the time the store is closed for business. If the building is totally destroyed and lease on said building terminates, this lease, at the Lessee's option, may be terminated.

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