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CARTER & PHILPOT  
GREENVILLE CO. S.C.

WILLIAM F. LANFORD  
OLLIE FAIRBANKS WORTH  
R.M.C.

VOL 888 PAGE 31

STATE OF SOUTH CAROLINA )

LEASE

COUNTY OF GREENVILLE )

THIS LEASE, made this 1<sup>st</sup> day of January, 1976,

by M. L. Lanford <sup>Jr.</sup> and William F. Lanford, of the City of Greenville, State of South Carolina, hereinafter called the "Lessors; and Pic 'N Pay Shoes of Easley Road, Inc., a South Carolina corporation, hereinafter called the "Lessee" with, however, Pic 'N Pay Stores, Inc., a North Carolina Corporation, having its principal office in the City of Charlotte, Mecklenburg County, North Carolina, acting as guaranty for this Lease.

W I T N E S S E T H :

That, in consideration of the rents, covenants, and conditions hereinafter set forth, on the part of said Lessee to be paid, performed and observed, said Lessors do hereby demise, let and lease unto said Lessee a building on a lot 40' by 100'. Said building being located on the following described property:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina known as Lot #4, Block C, Highlands Subdivision, recorded in the Greenville County R. M. C. Office in Plat Book "E", at page 209. and having the following metes and bounds:

BEGINNING on the northwestern side of Easley Bridge Road at the corner of Lot #5; thence with the line of Lot #5, in a northwestern direction 179.7 feet; thence N. 71-30 E. 88 feet to the corner of Lot #3; thence with the line of Lot #3, 179.8 feet to a point on Easley Bridge Road; thence with Easley Bridge Road, S. 71 W. 80 feet to the point of beginning.

This is the same property conveyed to M. L. Lanford and William F. Lanford by deed of J. T. Royster dated November 17, 1961.

The Lessors agree not to build more than two 40' by 100' buildings on the property.

PURPOSE

Said leased premises are to be used for the purpose of carrying on the business of a shoe store and to sell shoe polish, handbags, shoes, hose and socks, which are related to the business of operating a shoe store. The Lessors will not lease any other portion of the shopping center in which said store is located, nor any adjacent real property, now or hereafter owned by the Lessors, to any business concern engaged primarily in the retail sale of shoes.

