

MAY 10 3 21 PM '72

4M-10-69 No. 350 LEASE (GREENVILLE) W. A. Seybt & Co., Office Suppliers, Greenville, S. C.

State of South Carolina

County of Greenville

E. O. Picklesimer and Lois C. Picklesimer

lessor^s

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto JJJ, Inc., a South Carolina Corporation,

lessee

for the following use, viz.: To conduct a Retail Grocery Store for the sale of grocery items, sundries, beer and wine (refrigerated or not) and any other merchandise or matters relative thereto, those premises located at Rt. 4, Box 430, White Horse Road, Greenville, S. C., 29605, for the term of one year beginning May 1, 1972.

and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of One Hundred and twenty-five and no/100 (\$125.00) Dollars per month payable the first day of each month beginning May 1, 1972.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable by Lessee.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

1) Lessor and Lessee do further mutually agree and covenant, as a portion of this total contract, that Lessee shall have the option to renew this Lease on or before the last day of April, 1973, for an additional twelve month period beginning May 1, 1973, with rent and rent payment to remain constant as aforementioned. Further, identical twelve month renewal options thus exist in Lessee on or before the last day of April, 1974, 1975, 1976, and 1977, respectively, provided such option has been exercised by Lessee in each preceding year. Rent and rent payment for the second such renewal period shall remain constant in method and amount also. Rent and rent payment for the third, fourth, and fifth renewal periods shall remain constant except that Lessor may, at his option, increase the amount of monthly rental payments for any or all of such periods to \$150.00 per month. * (see back)

To Have and to Hold the said premises unto the said lessee for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party three (3) months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or two (2) months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 12th day of April, 1972.

Witness:

Handwritten signatures of witnesses: Halcyon R. Dickerson and Will B. Long Jr.

JJJ, Inc. (Lessee) (SEAL)

by: James F. Acker Jr. (SEAL)

its President and W. S. Acker (SEAL)

its Secretary (SEAL)

E. O. Picklesimer (SEAL)

and Lois C. Picklesimer (SEAL)

(lessors)

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