

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into this 17th
day of May, 1973, by and between John K. Lambrou,
hereinafter referred to as Lessor, and Mary Ann DeShields and
Otis Dupree DeShields, hereinafter referred to as Lessees;

W I T N E S S E T H :

In consideration of the covenants and conditions
hereinafter contained, and of the rental to be paid by the
Lessees, the Lessor does hereby lease and demise unto the Lessees
the following described premises, including the building and
improvements thereon:

All that piece, parcel or lot of land, with buildings
and improvements thereon situate, lying and being in the
County of Greenville, State of South Carolina, being
designated as a part of Lot 2 and as Lot 4 on Plat of
Lula Raines Hawkins , recorded in the R.M.C. Office for
Greenville County in Plat Book T at Page 118.

The Property is located on By Pass 291 near its
intersection with Worley Road.

TO HAVE AND TO HOLD said premises unto the Lessees for
a period of five (5) years, beginning at such time as the Lessees
open the doors of the building for business purposes, or, in no
event later than September 1, 1973, and running thence forth for
a period of five (5) years from such date.

The Lessees agree to pay to the Lessor, as rent for said
premises, the sum of Four Thousand Eight Hundred and No/100
(\$4,800.00) Dollars per year, to be paid in equal monthly
installments of \$400.00, payable in advance from the day the
Lessees' business operation begins or, in no event later than
September 1, 1973, and continuing from that date on each month
thereafter during the term hereof.

The Lessor agrees to give to this Lessees an option to
renew the within lease for a period of five (5) years under the
same terms and conditions set forth herein, except that the



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