

STATE OF SOUTH CAROLINA)
) L E A S E
 COUNTY OF GREENVILLE)

This Lease and Rental Agreement is entered into by and between William Harold Trout of Greenville, County, South Carolina, hereinafter referred to as the Lessor, and Virginia C. Henry of Greenville County, South Carolina, hereinafter referred to as the Lessee, upon the following terms and conditions as hereinafter set out.

The Lessor, in consideration of the rental herein mentioned, does hereby grant, bargain and lease, and by these presents, does grant, bargain and lease unto the Lessee the premises located at Route 4, Standing Springs Road, Greenville, South Carolina, known as Henry's Mini Mart. The term of this Lease is for a period of ten (10) years, beginning on the 1st day of June, 1974, and terminating at midnight on the 31st day of May, 1984.

In consideration of the use of said premises for the term for the purposes of herein stated, the Lessee agrees and promises to pay to the Lessor the sum of One Hundred Fifty (\$150.00) Dollars per month for the first five years, payable in advance, the first payment being due on the 1st day of June, 1974, and the 1st day of each successive and consecutive month thereafter during the term hereof. Then for the next five years the Lessee agrees and promises to pay to the Lessor the sum of Two Hundred (\$200.00) Dollars per month, payable in advance on the 1st day of each month. The Lessor agrees that he will not lease or sell any property which he owns now or acquires in the future during the term of this Lease which has a five mile radius of Henry's Mini Mart for the purpose of selling beer, wine or groceries.

The Lessee has the right to subject said premises during the term hereof provided the Lessor is given the first option to lease back said property.

The destruction of the premises by fire or other casualty shall



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