

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

GREENVILLE CO. S. C.
DEC 24 11 44 AM '75
DONNIE S. TANKERSLEY
R.M.C.

THIS LEASE AGREEMENT made this 23rd of December, 1975, in Greenville, South Carolina, by and between William Rudolph Lynn, hereinafter referred to as "Lessor", and Olin Fitts, hereinafter referred to as "Lessee",

WITNESSETH:

For and in consideration of the mutual covenants expressed hereinafter, Lessor has granted, bargained and leased unto the Lessee, and the Lessee does hereby lease and rent the premises hereinafter described, subject to the following mutually understood and agreed upon terms and conditions.

The realty which is the subject of this lease is more fully described as follows:

A block stucco building located on Highway 291 in the Locust Hill Community at Route 1, Travelers Rest, South Carolina containing a cutting room, freezer room, cooler room and said property to include parking area. The size of the property is 200 feet by 150 feet including the building.

TERM: The term of this lease shall be for a period of five years, beginning on January 1, 1976.

RENT: Lessee does hereby agree to pay and the Lessor does hereby agree to accept, the sum of Two hundred dollars per month, payable in advance on the first day of each and every month during the term of this Lease Agreement. It is understood that monthly rental shall begin on January 1, 1976.

MAINTENANCE, REPAIRS AND ALTERATION OF BUILDING: Lessee agrees to take the building as is after Lessor completes construction on the front. It is understood between the parties that the Lessor shall maintain the exterior walls and roof of the building and all other maintenance and upkeep of the building, including plumbing, heating, air-conditioning, utilities, septic tank, hot water heater, are to be the expense and responsibility

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