STATE OF SCUTH CAROLINA

COUNTY OF GREENVILLE

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this the day of March, 1976, by and between DONALD J. WILLIAMS, SR., hereinafter called the LESSOR, and L. R. JONES and MARY P. JONES, hereinafter called the LESSEES,

WITNESSETH:

That for and in consideration of the rents reserved and of the mutual covenants, promises and agreements hereinafter contained, the Lessor and Lessees agree as follows:

- 1. That the Lessor hereby grants, bargains, demises and leases unto the Lessees and the Lessees do hereby lease, accept from the Lessor all that certain piece, parcel or tract of land located on Highway 101 in the Suburban Shopping Center the building known as Building No. 3.
- 2. That the Lessees agree to accept the building located on said property AS IS and further agrees that the Lessor is only responsible for the roof and the exterior and that the Lessees agree that the roof and exterior are now in good condition and that the interior of the building is to be maintained by the Lessees and that the kitchen area is to be painted at least each two years and the other part of the building as needed. It is further agreed that the Lessees are to maintain the heating and air conditioning at their own expense and that all utilities and water and all other costs necessary to operate the bakery is to be the cost of the Lessees.
- 3. The Lessees further agree to carry sufficient insurance to save harmless the Lessor from any suits or damages arising out of any personal injuries sustained by any person in the bakery or any other suits against the said business.
- 4. That in consideration of the Lessor leasing to the Lessees the premises heretofore described, that the Lessees are to pay over and unto the Lessor the sum of One Hundred and No/100 (\$100.00) Dollars per month in advance, the first payment to be July 1, 1976, and on the first day of each month thereafter for a

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