

2M - 6 -74 No. 350 LEASE (City Property) W. A. Seybt & Co., Office Suppliers, Greenville, S. C.

State of South Carolina

County of GREENVILLE

WHEREAS: R.B. Colvin, Agent, as/for Mrs. Paraskiva Jones lessor
 in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
 bargain, and lease unto Mr. Billy Hindman, as Individual
 OP: Greer, South Carolina lessee
 for the following use, viz.: For: The Operation of a Regular Restaurant, Currently
 known as the Sanitary Cafe and/or Restaurant. the
 Lot and Building thereon located at 307 Trade Street, Greer, Siv. Co., S.C.
 for the term of Two Years (Twenty-Four Months) April 19, 1977 thru March 19,
 1979 with the option to renew for two years.

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 Thirty Five and no/100 (\$135.00) Dollars
 per month payable On the first day of each month and each
 month thereafter for the following twenty-four months.

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.

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.

It is distinctly understood and agreed that the Lessee, shall not
 sub-let these premises without the written consent of the Lessor. The
 Lessee, shall be responsible for all Utilities Bills, Incurred thereon
 during the term of this Lease. It is further understood and agreed that
 all Electrical wiring and Plumbing Fixtures are in good working order,
 and that the Lessee shall be responsible for any repairs and or replace-
 ments necessary during the term of this Lease. Further agreed that the
 Lessee shall be responsible for all physical damage, broken glasses and
 any other damage to the Building structure, Excepting normal wear and
 decay. Also the Lessee, shall be responsible for maintaing the Built-in
 Fire Extinguisher System" The Lessor shall not be responsible (See reverse
 side)

To Have and to Hold the said premises unto the said lessee Billy Hindman
 executors or administrators 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 men-
 tioned give to the other party Two (2) 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 One (1)
 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 19th day of April 1977

Witness:

J.R. Fowler
Robert M. Palson

Paraskiva Jones (SEAL)
Billy Hindman (SEAL)
 (SEAL)
 (SEAL)
 (SEAL)

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