

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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LEASE AGREEMENT
ELEY

This Lease Agreement entered into this 1st day of March, 1981, by and between Judson Lodge No. 319, A. F. M., hereinafter referred to as Lessor, and Wilton L. Bennett, dba Wilton's Danish Sweet Shop, hereinafter referred to as Lessee,

WITNESSETH

For and in consideration of the mutual covenants and promises of the parties hereto as more fully hereinafter set forth, the Lessor does hereby lease unto the Lessee the following described real estate:

All of the Southern end of the ground floor of that certain brick building located on the western side of Washington Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, said portion of building has outside dimensions of 46 feet X 36 feet and is located on property of the Lessor known as Lots 48 and 68A, Block 5, Sheet 230, as shown on the County Tax Block Book, and said lots in the aggregate have a frontage on Washington Avenue of 120 feet and a depth of 190 feet; TOGETHER with the right, privilege and easement of using the parking area or areas on the aforesaid lots and the parking lot in the rear of said building, in common with the Lessor and any other tenants or licensees of the Lessor.

RENTAL: In consideration of this lease, the Lessee covenants and agrees to pay unto the Lessor as rental the sum of Four Hundred Twenty-five and No/100 (\$425.00) Dollars per month, payable in advance on or before the 1st day of each and every month during the term hereinbelow provided.

TERM: This lease shall run for a period of Five (5) years, commencing on March 1, 1981 and terminating on February 28, 1986. The Lessee is hereby granted two (2) Five (5) year options to renew this lease upon the same terms and conditions, with the exception of the amount of rent. It is agreed and understood that the rent during the option periods shall be renegotiated and mutually agreed upon between the parties prior to the beginning of the said option period. Upon the failure of the parties to agree concerning the rent, in the last Ninety (90) days of the lease, the renewal clauses shall be null and void and Lessee shall evacuate the premises on the last day of the lease.

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