



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DEC 13 12 37 PM 1964

ALL: WORTH

THIS LEASE AGREEMENT, Made and entered into this

30th day of June, 1964, by and between FRANK C. OWENS AND THEODORA O. BLACK, of Atlanta, Fulton County, Georgia, hereinafter referred to collectively as the Lessor, and KIDDIE KORNER OF GREENVILLE, INC., hereinafter referred to as Lessee,

WITNESSETH:

That for and in consideration of the rents received and of the mutual covenants, premises and agreements hereinafter contained, it is agreed as follows:

1. That the Lessor hereby grants, bargains, demises and leases unto the Lessee, and the Lessee does hereby lease, hire and accept from the Lessor the following property, together with the use of all exits, entrances, easements and appurtenant passageways, located in the City of Greenville, County of Greenville, State of South Carolina:

ALL That piece, parcel or lot of land with the building and improvements thereon, situated on the East side of North Main Street, fronting 21 feet, more or less, on the East side of North Main Street, and extending back between parallel lines a distance of 100 feet 6 inches, more or less, to property of the Estate of Frances C. Floyd, the building which covers a portion of said property being known as "120 North Main Street", and being the same store now occupied by the Kiddie Korner of Greenville, Inc., said store being approximately 70 feet deep.

2. TO HAVE AND TO HOLD The above-described premises with all the rights, easements and appurtenances thereunto belonging and attaching unto the Lessee, ~~their heirs, executors, administrators~~ and its successors and assigns, for and during the term of three years, unless this lease shall be sooner terminated as herein provided, commencing on the 1st day of January, 1965, and ending on the 31st day of December, 1967, at 12:00 o'clock midnight.

3. The Lessee hereby agrees to pay to the Lessor for said premises the following rental:

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