

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

L E A S E

FEB 14 11 35 AM 1948

OLLIE FARNSWORTH
 R.M.C.

THIS LEASE made and entered into by and between
 Harold Duncan, hereinafter referred to as the Lessor, and
 Ballentine Grocery Stores, a corporation, hereinafter re-
 ferred to as the Lessee,

W I T N E S S E T H:

1. That in and for consideration of the monthly rental hereinafter stipulated to be paid and the other covenants on the part of the Lessee, the said Lessor does agree to and hereby lets, rents, leases and surrenders to the said Lessee that certain store building and lot now occupied by the said Lessee at and in the town of Taylors, South Carolina, on the north side of the Old National Highway, and west of the P & N spur track, and also the store lot and building adjoining the said store now occupied by Lessee, on the west side thereof and the lot and building in the rear and north of the present occupied building, for the term of five years dating from 1st day of October, 1946.

2. The said Lessee agrees to pay for the entire use of said premises - three buildings and lots - the monthly rental of Eighty and no/100 Dollars (\$80.00) on the first day of each month, in advance from the 1st day of October 1946.

3. The said Lessee is permitted and allowed to fix and prepare the inside of said buildings in such manner as he desires and/or finds necessary for the business being conducted therein; and to be responsible for any damage or breakage caused by the neglect or carelessness of himself, his agents, employees and customers, but all glass fixtures to the front of said buildings to be covered and protected by insurance.

4. The Lessor is to keep the said premises in good and proper repair and condition, suitable for the purposes and use of the Lessee; and upon failure of the Lessor to so do,