

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAN 13 9 06 AM 1948

This Lease made and entered into by and between
 C. E. Hatch and the People's National ^{R.M.C.} Bank of Greenville, S. C.,
 as executors of the Estate of C. O. Milford, deceased, hereinafter
 referred to as the Lessor, and Alfred H. New, Harry S. Abrams,
~~Robert R. Young~~ and Alfred H. New, Inc., a proposed corporation,
 hereinafter referred to as the Lessee, witnesseth:

In and for the consideration hereinafter expressed,
 the Lessor does hereby lease and let unto the Lessee the premises
 situated in the city and county of Greenville, State of South
 Carolina, known and designated as the Northern portion of 218 North
 Main Street. Said premises having a frontage on North Main Street
 of approximately thirteen feet and being the identical space and
 premises formerly occupied by Toastee Sandwich Shop, for a period
 of ten years commencing on the first day of April 1948 and expiring
 on the 31st day of March 1958.

In consideration for said premises, the Lessee agrees
 to pay to the Lessor as rent therefore, the sum of \$15,000.00 for
 the first five years of said term, payable in equal successive
 monthly installments of two-hundred and fifty dollars each, payable
 in advance on the first of each and every month, and the sum of
 eighteen thousand dollars for the last five years of said term,
 payable in equal successive monthly installments of three-hundred
 dollars each, payable on the first of each consecutive month during
 said period.

It is understood and agreed that the Lessee, at Lessee's
 expense, as soon as practical after commencement of this lease, is
 to renovate the storeroom constituting the premises hereby leased,
 to such extent as may be necessary to modernize and otherwise place
 said premises in first class condition. Said renovations to specifi-
 cally include new plumbing, fixtures, new floor and new front and
 said Lessee will thereafter and during the entire term of said lease,
 maintain said premises in a good state of repair and in no event shall
 the Lessor be required to make any repairs to said premises, except