

STATE OF SOUTH CAROLINA) 12 19 51)
COUNTY OF GREENVILLE) LEASE

This Lease made and entered into this 10th day of February, 1951, by and between Burnette H. Cole, hereinafter called the Lessor, and Wilfred T. Blackwell, hereinafter called the Lessee.

WITNESSETH

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

(1) That the Lessor hereby grants, bargains, and leases unto the Lessee and the Lessee does hereby lease, hire, and accept from the Lessor the building and all fixtures and equipment located on the premises of 1296 Pendleton Street, known as Cole's Cafe, County of Greenville, State of South Carolina;

(2) To have and to hold the above described premises with all the rights, easements, and appurtenances thereunto belonging and attaching to the Lessee, his heirs and assigns, for a period of two (2) years beginning February 10, 1951, with the option to the Lessee to renew this Lease at the end of that time for a period of two (2) more years;

(3) It is further agreed that the Lessee shall pay as rent for the aforementioned building, fixtures, and equipment the sum of Seventy-five (\$75.00) Dollars per month, to be paid in advance beginning on March 1, 1951 and continuing for the life of this Lease;

(4) It is further agreed that all alterations on major improvements shall first be submitted to the Lessor for his approval;

(5) It is further agreed that the Lessee shall not sublet any portion of this building without the written approval of the Lessor, and that the same shall not be assigned or mortgages in any part without the written consent of the Lessor.

(5 A) It is further agreed that throughout this Lease when the