

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

L E A S E

This indenture and lease entered into this 20th day of July, 1951, by and between A. E. Sparks, hereinafter called the lessor, and W. W. Bowers, hereinafter called the lessee,

W I T N E S S E T H:

In consideration of the mutual benefits to be derived hereunder and in further consideration of the possession given to the lessee, and the rentals reserved unto the lessor, the lessor does hereby contract, demise and lease unto the lessee and the lessee does hereby rent and lease from the lessor premises designated as the first story of a brick building situate at 112 Memminger Street in the City of Greenville, South Carolina. Said premises having a frontage of approximately twenty-five (25) feet and a depth of fifty (50) feet. It is understood that the lessee will use the premises for a restaurant.

A. E. Sparks
The lessee agrees and contracts to pay a rental of One Hundred Fifty (\$150.00) Dollars per month, payable in advance. However, the rent is to be prorated for the remainder of the month of July and rental payments will be due thereafter on the first day of each month.

The term covered by this lease shall be for a period of two (2) years, commencing on 20 July 1951 and terminating on 19 July 1953. The lessee is given the option to renew or extend this lease for three (3) additional years to 19 July 1956 and at the end of said three (3) year optional term, the lessee may renew or extend for an additional period of five (5) years to 19 July 1961. The two (2) additional terms shall be subject to the same rental, terms and conditions in the original two (2) year period. The right to renew or extend in each case shall be conditioned on the lessee giving ninety (90) days written notice to the lessor prior to the expiration of the term then existing and prior to the renewal date.