

6M-9-50-No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

GREENVILLE CO. S.C.

County of GREENVILLE

MAY 8 10 50 AM 1953

Fauzy S. Zahka

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

J. Miller Pope, dba Cottage Bakery

lessee

for the following use, viz.:

Wholesale and retail bakery

the

for the term of Five years, possession of building to begin September, 1, 1953

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

One Hundred fifty (\$150.00)

Dollars

per month payable In advance--Rent to begin October 1, 1953

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

The lessor agrees to lease two store buildings located at 3490 Augusta Blvd. Also one-half of the basement at the same location, basement space being approximately 30 by 40 feet. Lessor agrees to put a new glass door in the front of one of the buildings, also agrees to put door in the basement. The lessee has right to alter building to suit his business requirements. If the lessor decides to sell the building to anyone, the lease will still be in effect for five years. The rent will be paid to Mrs. Charles E. Saad, as agent for Mr. Zahka.

To Have and to Hold the said premises unto the said lessee J. Miller Pope, dba Cottage Bakery executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party

months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-vent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 25th day of June, 1953

Witness:

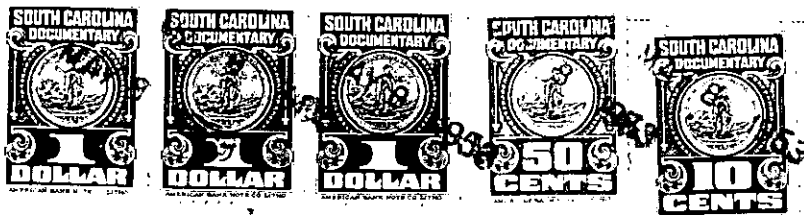
Chas E Saad

Fauzy S. Zahka (SEAL)

Ray H. Zahka (SEAL)

J. Miller Pope (SEAL)

Mrs. Cottage Bakery (SEAL)



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