

STATE OF SOUTH CAROLINA )  
 ) \* L E A S E  
COUNTY OF GREENVILLE )  
 ) (\*

RECORDED  
FEB 6 10 31 AM 1961

This lease made and entered into by and between Nannie Elizabeth Haywood, as committee for M. F. Haywood, hereinafter referred to as the "Lessor", and Phillip's Food Center, Inc., by M. J. Howayeck, President, hereinafter referred to as the "Lessee".

W I T N E S S E T H :

That in and for the consideration hereinafter expressed, the "Lessor" does hereby lease to the "Lessee" for the period hereinafter set forth the premises located at 312 and 314 Beechwood Avenue according to the City numeration system in the aforesaid County and State, said premises consisting of two store buildings and parking lot.

This lease is to become effective as of the 1st day of April, 1961, and shall remain in force and effect for a period of five years thereafter.

It is understood and agreed that the "Lessee" shall have the option of extending said lease for an additional period of five years provided said "Lessee" shall have given to the "Lessor" 30 days notice in writing of its intention to do so prior to April 1, 1966, and a further option for an additional five year period upon renegotiation of all terms provided said "Lessee" shall have given to the "Lessor" 30 days notice in writing to do so prior to April, 1, 1971.

It is understood and agreed that prior to the 1st of April, 1961, that the "Lessor" will paint the interior of the building located at 312 Beechwood Avenue.

(continued on next page)

ERNEST J. HOWARD  
Attorney at Law  
GREENVILLE, S. C.