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SEP 29 1 14 PM 1965

OLLIE T. NORTH
R.M.S.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

THIS LEASE AGREEMENT entered into this 17th day of February, 1965.

WITNESSETH:

LEROY'S, INC. of Greenville, South Carolina, does hereby lease to
MISS MILDRED ANN SULLIVAN the following:

One new store building 20' wide by 33' deep, located next
door to Handy Pantry in the 1600 block of Laurens Road.

This Lease is for a period of twenty (20) years at a rate of FIFTY DOLLARS
(\$50.00) per month, beginning August 10, 1965.

LEROY'S, INC. is to install air conditioning and heat and also to
furnish new shed at rear of this building at no additional rent. This store
building is to be used as a Beauty Shop. LEROY'S, INC. is to furnish fire
insurance on building, also plate glass insurance. LEROY'S, INC. is to
keep roof and side walls in good condition.

MISS MILDRED ANN SULLIVAN has the option to renew this Lease for an
additional ten (10) years at the same FIFTY DOLLARS (\$50.00) monthly rental
by giving thirty (30) days' notice before expiration of original Lease.
MISS MILDRED ANN SULLIVAN has the right to Sub-Lease this building for a
Beauty Shop only as long as this Lease runs. Also, MISS MILDRED ANN
SULLIVAN shall have the option to terminate this Lease at any time upon
giving thirty (30) days' written notice of her intention to do so.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement
the day and year first above written.

Miss Mildred Ann Sullivan
MISS MILDRED ANN SULLIVAN

WITNESSES:

Wallace D. Moore
W Eugene Ete

LEROY'S, INC.

by Leroy Langston
President and Treasurer

