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STATE OF SOUTH CAROLINA

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COUNTY OF GREENVILLE )

This Lease made this 21st day of December , 1976 by and between Mrs. Willie B. Ford as Life Tenant and Jeanette Ford Hood (hereinafter called "Lessor"), and Michael L. McCall (hereinafter called "Lessee"),

## LEASED PREMISES:

Witnesseth: Lessor hereby leases to Lessee and Lessee leases from Lessor, the real property and all improvements thereon (hereinafter called "the premises"), described as follows:

"All that parcel or lot of land situated on the north side of West Poinsett Street and the south side of Oakland Avenue in the City of Greer, County and State aforesaid, having a width of approximately 70 feet on West Poinsett Street and approximately 65 feet on Oakland Avenue, adjoining the Keller line on the west side, and having a depth at that point of about 129 feet, including the store building thereon 40 feet in width and 60 feet long."

on the lst day of November , 1976, and ending on the lst day of November , 1981, for the total rent or sum of \$12,600.00 payable in equal monthly installments of \$210.00 in advance, on the first day of each calendar month during the term.

The Lessor and Lessee further agree as follows:

- 1. <u>Use</u>: The Lessee shall use and occupy the premises only as and for a grocery store and businesses related or incidental thereto. The Lessee shall pay the said rent at the times and in the manner aforesaid.
- 2. Assigning or Subletting: Subject to the approval of the Lessor, the Lessee shall have the right to sublet the premises, or assign this Lease, but in all events shall remain liable for the rent stated herein.

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