

STATE OF SOUTH CAROLINA )  
 ) LEASE AGREEMENT  
 COUNTY OF GREENVILLE )

THIS LEASE AGREEMENT entered into this 11<sup>th</sup> day of April, 1975, by and between Rose M. Cunningham, hereinafter referred to as "Lessor, and Alex Koutsoukis and Pete Poulos, hereinafter referred to as "Lessees",

W I T N E S S E T H:

NOW, THEREFORE, in consideration of the mutual terms, conditions and covenants set forth herein, the Lessor does hereby lease unto the Lessees the property described as follows:

ALL that piece, parcel or lot of land fronting 38.85 feet on Wade Hampton Boulevard and being shown as .12 acres on a survey of Alex Koutsoukis and Pete Poulos, prepared by Carolina Surveying and Mapping Company and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Wade Hampton Boulevard, said point being 90 feet N. 51-08 W. of an iron pin at the corner of Wade Hampton Boulevard and Edwards Mill Road; thence N. 39-36 W. 139.9 feet to an iron pin; thence N. 55-18 E., 38.85 feet to an iron pin; thence S. 39-39 E., 136.6 feet to an iron pin on the northern side of Wade Hampton Boulevard; thence, with Wade Hampton Boulevard, S. 50-30 W. 38.85 feet to an iron pin, the point of beginning.

This property is subject, however, to the restriction that no permanent structure or obstruction may be located on this property within 100 feet of the present right of way line of Wade Hampton Boulevard so long as Mobile Oil Co. or its successors hold a lease over property adjoining the subject property.

The parties hereto, for themselves and their representatives and assigns, do covenant and agree as follows:

- 1) Lessees do hereby agree to pay and Lessor does hereby agree to accept, for the premises described hereinabove, the sum of One Hundred and no/100 Dollars (\$100.00) per month, payable in advance on the first day of each and every month during the term of this Lease Agreement. It is agreed that the monthly rental shall begin on the 1st day of April, 1975, and the term of this Lease shall be for a period of eighteen (18) years.
- 2) Lessees shall be responsible for maintaining the above described premises.
- 3) Lessees shall be responsible for the property taxes and assessments on said premises.

