



# ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING

**MONDAY, DECEMBER 1, 2025 | 6 PM**

2nd Committee Meeting

The Committee will meet in Mauldin City Hall at 5 East Butler Road in the Council Chambers

The meeting will be available remotely through Zoom. Please visit the City's website at [https:// cityofmauldin.org/your-government/meeting-minutes-agendas/](https://cityofmauldin.org/your-government/meeting-minutes-agendas/) to access the meeting via audio and videoconferencing.  
A quorum of Council will be present.

**ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING  
DECEMBER 1, 2025, 6PM  
CITY HALL - COUNCIL CHAMBERS**

**Committee Members:** Taft Matney (Chair), Mark Steenback and Jason Kraeling

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|--|--------------------|
| <b>1. <u>Call to Order</u></b>   | Chairperson Matney |
| <b>2. <u>Public Comment</u></b>  | Chairperson Matney |
| <b>3. <u>Reading and Approval of Minutes</u></b><br>a. Economic Development Committee<br>Minutes October 6, 2025 [Pages 3-4] | Chairperson Matney |
| <b>4. <u>Reports or Communications from City Officers</u></b><br>a. City Administrator Seth Duncan                           | Chairperson Matney |
| <b>5. <u>Unfinished Business</u></b><br>There is no unfinished business.   | Chairperson Matney |
| <b>6. <u>New Business</u></b><br>a. Pop's Cabin Creamery Lease [Pages 5-13]  | Chairperson Matney |
| <b>7. <u>Public Comment</u></b>  | Chairperson Matney |
| <b>8. <u>Committee Concerns</u></b>  | Chairperson Matney |
| <b>9. <u>Adjournment</u></b>   | Chairperson Matney |

**MINUTES**  
**ECONOMIC PLANNING & DEVELOPMENT COMMITTEE MEETING**  
**OCTOBER 6, 2025, 6PM**  
**CITY HALL - COUNCIL CHAMBERS**  
**5 E. BUTLER ROAD**  
**3<sup>rd</sup> committee meeting**

Committee Members present: Taft Matney (Chair), Mark Steenback and Jason Kraeling  
Others present: City Administrator Seth Duncan and Assistant City Administrator Greg Saxton

**1. Call to Order-** Chairman Matney

**2. Public Comment-** None

**3. Reading and Approval of Minutes**

a. Economic Development Committee Minutes May 5, 2025

**Motion:** Councilman Steenback made a motion to accept the minutes with Councilman Kraeling seconding.

**Vote:** The vote was unanimous (3-0).

**4. Reports or Communications from City Officers**

a. City Administrator Seth Duncan  
Hospitality Tax Grant Program Updates

Mr. Duncan reported staff is working on a hospitality tax grant program that can be applied for. More information to come.

**5. Unfinished Business-** There is no unfinished business.

**6. New Business**

a. Public Art Trail

Staff is recommending Committee and Council approval to commission Aldo Muzzarelli to build and install his piece “The Minstrel of the Muses” along the Mauldin Art Trail.

This year’s theme, Inspiring Transformation, focuses on the promises of community growth and vibrant development which is something that can be seen all around us. Moreover, the process of transformation and rebirth is necessary for its full potential to become evident and hope this helps residents craft a life full of energy and color.

The City has budgeted \$18,000.00 for this year's Public Art Trail. The finalist will be notified that the project is not to exceed \$15,000.00 which covers artist fees, travel, materials, installation, and documentation.

**Motion:** Councilman Kraeling made a motion to send this item to Council with a recommendation of approval with Councilman Steenback seconding.

**Vote:** The vote was unanimous (3-0).

**7. Public Comment-** None

**8. Committee Concerns-** None

**9. Adjournment-** Chairman Matney adjourned the meeting at 6:59 p.m.

Respectfully Submitted,  
Cindy Miller  
Municipal Clerk

# ECONOMIC PLANNING & DEVELOPMENT COMMITTEE

## AGENDA ITEM SUMMARY

**MEETING DATE:** December 1, 2025

**AGENDA ITEM:** 6a

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**TO:** Economic Planning & Development Committee  
**FROM:** Seth Duncan, City Administrator  
**SUBJECT:** Pop's Cabin Creamery Lease

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### **REQUEST**

Staff is notifying Council of the expiration of the Commercial Lease Agreement for Pop's Cabin Creamery at the Mauldin Cultural Center and is proposing a one-year extension of the Pop's Cabin Creamery Lease within the existing terms.

### **HISTORY/BACKGROUND**

The City of Mauldin entered into a Commercial Lease Agreement in October 2020 with Pop's Cabin Creamery, LLC which was amended in 2022 and set a term of 3 years. The Initial Term expired at midnight on February 28, 2025 and the Lessee did not provide notification to the City of its desire to renew per the terms of the Agreement. The Lessee, did however, continue to operate the facility in accordance with the Agreement.

In May 2025, staff provided notice to the owner of Pop's Creamery of the lease expiration and that no decision had been made with regards to renewal. The Lessee did not make contact with City staff regarding its desires, and when approached about it in November, Lessee stated that it never received the notice. The lease does afford the Lessee a one-year renewal if exercised with 60 days of the expiration of the Initial Term. As mentioned above, the Lessee does continue to operate at the location within the terms of the agreement.

### **ANALYSIS or STAFF FINDINGS**

Though the Initial Term has ended, and the Lessee and staff have continued to operate within the framework of the agreement, guidance from Council is requested regarding a one-year extension of the lease. Rent payments continue to be made on time and all business license and hospitality tax remittances are up to date.

### **RECOMMENDATION**

Staff recommends continuing to allow Lessee to operate per the terms of the Agreement for another year while a new lease agreement is reached or the Lessee decides to terminate the Agreement and vacate the property.

### **ATTACHMENT(S)**

- Commercial Lease Agreement – Pop's Cabin Creamery

# COMMERCIAL LEASE AGREEMENT

**THE PARTIES.** This Lease Agreement agreed on ~~October~~ 22, 2020 is between:

The Lessor is a business entity known as City of Mauldin with a mailing address of 5 E. Butler Rd., Mauldin, South Carolina, 29662, hereinafter referred to as the "Lessor."

**AND**

The Lessee is a business entity known as Pop's Cabin Creamery, LLC with a mailing address of the Property's Address, hereinafter referred to as the "Lessee."

The Lessor and Lessee hereby agree as follows:

**DESCRIPTION OF LEASED PREMISES.** The Lessor agrees to lease to the Lessee the following described property; the 500 square feet (SF) cabin located at 1 City Circle, at Mauldin Cultural Arts Property, Mauldin, South Carolina, 29662.

Tax Map #: M003010101000

Hereinafter referred to as the "Premises".

**USE OF LEASED PREMISES.** The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for an Ice Cream Shop.

Any change in use or purpose of the Premises other than as described above shall be upon prior written consent of Lessor, only; otherwise the Lessee will be considered in default of this Lease Agreement.

**EXCLUSIVE USE.** The Lessee shall not hold exclusive rights on the Premises. The Lessor shall hold the rights to lease other areas of the Property to any same or like use as the Lessee.

**TERM OF LEASE.** This Lease shall be a 3 year lease to commence on March 1, 2022 and expire at Midnight on February 28, 2025 ("Initial Term").

**RENT AMOUNT.** Payment shall be made by the Lessee to the Lessor in the amount of \$600.00 per month for ten (10) months from March through December each calendar year of the Initial Term of this Lease Agreement hereinafter referred to as the "Rent."

**RENT PAYMENT.** The Rent shall be paid under the following instructions:

Rent shall be paid by the Lessee to the Lessor on a per month basis with payment due no later than the 1st of every month.

Rent shall be paid by the Lessee to the Lessor's aforementioned mailing address.

**RETURNED CHECKS (NSF).** If the Lessee attempts to pay Rent with a check that is not deemed valid by a financial institution due to non-sufficient funds, or any other reason for it to be returned, the Lessee will be subject to a fee of \$30.00 in addition to any late fee.

\$30.00



**LATE FEE.** The Lessor shall charge a late payment fee if rent is not paid on time in the following amount:

The Lessee shall be charged a late fee in the amount of 5% of the monthly rent amount per occurrence if payment is not made after the 10th day after it is due.

**OPTION TO RENEW.** The Lessee shall have the right to renew this Agreement under the following conditions:

Lessee shall have the right to renew this Lease Agreement, along with any renewal period, and be required to exercise such renewal period(s) by giving written notice via certified mail to the Lessor no less than 60 days prior to the expiration of the Initial Term or any subsequent renewal period. The Lessee shall have a total of 1 renewal periods which will continue to abide by the same covenants, conditions and provisions as provided in this Lease Agreement as described:

#### **RENEWAL PERIODS**

The first (1st) renewal period shall begin on March 1, 202<sup>4</sup> and end on February 28, 202<sup>5</sup> with the Rent to be paid per month with the Rent for the renewal period to be negotiated in good faith upon the Lessee providing notice of their intention to renew.

**EXPENSES.** In accordance with a Modified Gross Lease the responsibility of the expenses shall be attributed to the following:

It is the intention of the Parties, and they hereby agree, that in addition to the Rent, the Lessee shall be obligated to pay the following expenses to the Lessor on a per month basis:

**COMMON AREA MAINTENANCE (CAM's)** - The Lessee shall be responsible for its pro rata share of all costs related to the parking area maintenance, snow removal, landscaping, trash removal, janitorial services, and security systems on the Premises.

**REAL ESTATE TAXES** - Lessor shall pay, during the term of this Lease, the real estate taxes and special taxes and assessments (collectively, the "taxes") attributable to the premises and accruing during such term.

**INSURANCE** - The Lessee shall provide and maintain personal liability and property damage insurance. The Lessee and will designate the Lessor as an "also named insured". The Lessee shall provide the Lessor with a copy of such insurance certification or policy prior to the effective date of this Lease Agreement. The insurance shall protect and indemnify the Lessor of any injury, death, or property damage to occur on the property to the limits of \$2,000,000.00.

**UTILITIES.** The Lessee shall be responsible for its pro rata share of any and all utilities to the Premises in relation to the total property area.

**SECURITY DEPOSIT.** A security deposit shall not be required in advance upon the signing of this Lease.

**FURNISHINGS.** The Lessor will not provide any furnishings to the Lessee under this Lease.

**PARKING.** There shall not be any parking provided to the Lessee.

**LEASEHOLD IMPROVEMENTS.** The Lessee agrees that no leasehold improvements, alterations or changes of any nature, (except for those listed on any attached addenda) shall be made to the leasehold Premises or the exterior of the building without first obtaining the consent of the Lessor in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Lessor at the expiration or termination of this Lease Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state or local codes, ordinances or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises. If the Lessee makes any improvements to the Premises the Lessee shall be responsible for payment, except the following: The City of Mauldin will pay for all cost associated with the repairing of the roof on the Cabin..

Nothing in the Lease shall be construed to authorize the Lessee or any other person acting for the Lessee to encumber the rents of the Premises or the interest of the Lessee in the Premises or any person under and through whom the Lessee has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Lessee be construed to be the agent, employee or representative of Lessor. In the event a lien is placed against the Premises, through actions of the Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Lessee fails to have the Lien removed, the Lessor shall take steps to remove the lien and the Lessee shall pay Lessor for all expenses related to the Lien and removal thereof and shall be in default of this Lease.

**LICENSES AND PERMITS.** A copy of any and all local, state or federal permits acquired by the Lessee which are required for the use of the Premises shall be kept on-site at all times and shall be readily accessible and produced to the Lessor and/or their agents or any local, state, or federal officials upon demand.

**MAINTENANCE.** The Lessee shall be responsible for all repairs and maintenance on the Premises due to normal wear and tear on the Premises, including, but not limited to items which need immediate attention, the replacement of light bulbs, normal repair and cleaning of windows, cleaning of bathrooms, clearing of toilets, etc. The Lessee shall properly maintain the premises in a good, safe and clean condition and shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state or federal laws, rules regulations or ordinances.

In the event the Premises is damaged as a result of any neglect or negligence of Lessee, his employees, agents, business invitees, or any independent contractors serving the Lessee or in any way as a result of Lessee's use and occupancy of the premises, then the Lessee shall be primarily responsible for seeing that the proper claims are placed with the Lessee's insurance company, or the

damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Lessor, and the party or parties causing said damage.

**SALE OF PROPERTY.** Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the premises, attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

**INSURANCE.** In the event Lessee shall fail to obtain insurance required hereunder and fails to maintain the same in force continuously during the term, Lessor may, but shall not be required to, obtain the same and charge the Lessee for same as additional rent. Furthermore, Lessee agrees not to keep upon the premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event the insurance rates applicable to fire and extended coverage covering the premises shall be increased by reason of any use of the premises made by Lessee, then Lessee shall pay to Lessor, upon demand, such increase in insurance premium as shall be caused by said use or Lessee's proportionate share of any such increase.

**SUBLET/ASSIGNMENT.** The Lessee may not transfer or assign this Lease, or any right or interest hereunder or sublet said leased premises or any part thereof.

**DAMAGE TO LEASED PREMISES.** In the event the building housing the leased premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Lessee and which precludes or adversely affects the Lessee's occupancy of the leased premises, then in every such cause, the rent herein set forth shall be abated or adjusted according to the extent to which the Premises have been rendered unfit for use and occupation by the Lessee and until the demised premises have been put in a condition at the expense of the Lessor, at least to the extent of the value and as nearly as possible to the condition of the premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Lessor's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

The Lessee shall, during the term of this Lease, and in the renewal thereof, at its sole expense, keep the interior of the leased premises in as good a condition and repair as it is at the date of this Lease, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Lessee or her guests or invitees. Furthermore, the Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminants on the premises. Lessee shall also be responsible for the cost, if any, which would be incurred to bring her contemplated operation and business activity into compliance with any law or regulation of a federal, state or local authority.

**HAZARDOUS MATERIALS LAWS.** Shall mean any and all federal, state, or local laws, ordinances, rules, decrees, orders, regulations, or court decisions relating to hazardous substances, hazardous materials, hazardous waste, toxic substances, environmental conditions on, under, or about the Premises, the Building, or the Property, or soil and ground water conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Hazardous Materials

Transportation Act, any other law or legal requirement concerning hazardous or toxic substances, and any amendments to the foregoing.

**LESSEE'S DEFAULT AND POSSESSION.** In the event that the Lessee shall fail to pay said rent and expenses as set forth herein, or any part thereof, when the same are due and payable, or shall otherwise be in default of any other terms of said Lease for a period of more than 30 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Lessor may declare the Lease terminated and may immediately re-enter said premises and take possession of the same together with any of Lessee's personal property, equipment or fixtures left on the premises which items may be held by the Lessor as security for the Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under the Lease. It is further agreed, that if the Lessee is in default, that the Lessor shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Lessor in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Lessor may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Lessee's, at the Lessee's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Lessee's property, including the storage of the same, under reasonable terms and conditions at Lessee's expense, and, in addition, it is understood that the Lessor may sue the Lessee for any damages or past rents due and owing and may undertake all and additional legal remedies then available.

**LESSOR'S DEFAULT.** The Lessee may send written notice to the Lessor stating duties or obligations that have not been fulfilled under the full performance of this Lease Agreement. If said duties or obligations have not been cured within 10 days from receiving such notice, unless the Lessor needs to more time to cure or remedy such issue in accordance with standard industry protocol, then the Lessor shall be in default of this Lease Agreement.

If the Lessor should be in default the Lessee shall have the option to terminate this Lease Agreement and be held harmless against any of its terms or obligations.

**DISPUTES.** If any dispute should arise in relation to this Lease Agreement the Lessor and Lessee shall first negotiate amongst themselves in "good faith." Afterwards, if the dispute is not resolved then the Lessor and Lessee shall seek mediation in accordance with the laws in the State of South Carolina. If the Lessor and Lessee fail to resolve the dispute through, and litigation is filed, the prevailing party is entitled to collect it's attorney fees and cost from non-prevailing party.

**INDEMNIFICATION.** The Lessee hereby covenants and agrees to indemnify, defend and hold the Lessor harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Lessee's use and occupancy of the premises, and further shall indemnify the Lessor for any losses which the Lessor may suffer in connection with the Lessee's use and occupancy or care, custody and control of the premises. The Lessee also hereby covenants and agrees to indemnify and hold harmless the Lessor from any and all claims or liabilities which may arise from any latent defects in the subject premises that the Lessor is not aware of at the signing of the lease or at any time during the lease term.

**BANKRUPTCY - INSOLVENCY.** The Lessee agrees that in the event all or a substantial portion of the Lessee's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Lessee make an assignment for the benefit of creditors or be

adjudicated bankrupt, or should the Lessee institute any proceedings under the bankruptcy act or any amendment thereto, then such Lease or interest in and to the leased premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Lessor hereunder or by law provided, it shall be lawful for the Lessor to declare the term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom and the Lessee shall have no further claim thereon.

**USAGE BY LESSEE.** Lessee shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Lessee shall not conduct or permit to be conducted upon the premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the premises is insured, nor will the Lessee allow the premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the premises. Furthermore, Lessee shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the premises by other Lessees of the building.

**SIGNAGE.** Lessee shall not place on any exterior door, wall or window of the premises any sign or advertising matter without Lessor's prior written consent and the approval of the lessor. Thereafter, Lessee agrees to maintain such sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall conform to any uniform reasonable sign plan or policy that the Lessor may introduce with respect to the building. Upon vacating the premises, Lessee agrees to remove all signs and to repair all damages caused or resulting from such removal.

**PETS.** Pets shall be allowed on the Premises without any restriction or conflict by the Lessor with the Lessee being fully responsible for damage caused by any such Pet on the Premises.

**CONDITION OF PREMISES/INSPECTION BY LESSEE.** The Lessee acknowledges they have had the opportunity to inspect the Premises and acknowledges with its signature on this Lease that the Premises are in good condition and comply in all respects with the requirements of this Lease. The Lessor makes no representation or warranty with respect to the condition of the premises or its fitness or availability for any particular use, and the Lessor shall not be liable for any latent or patent defect therein. The Lessee represents that Lessee has inspected the premises and is leasing and will take possession of the premises with all current fixtures present in their "as is" condition as of the date hereof.

**AMERICANS WITH DISABILITY ACT.** Per 42 U.S. Code § 12183 if the Lessee is using the Premises as a public accommodation (e.g. restaurants, shopping centers, office buildings) or there are more than 15 employees the Premises must provide accommodations and access to persons with disabilities that is equal or similar to that available to the general public. Owners, operators, lessors, and lessees of commercial properties are all responsible for ADA compliance. If the Premises is not in compliance with the Americans with Disability Act any modifications or construction will be the responsibility of the Lessee.

**RIGHT OF ENTRY.** It is agreed and understood that the Lessor and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Lessor under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building. In accordance with State and local laws, the Lessor shall have the right to enter the Premises without the consent of the Lessee in the event of an emergency.

**ESTOPPEL CERTIFICATE.** Lessee at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge and deliver to Lessor, and/or to any other person, firm or corporation specified by Lessor, a statement certifying that the Lease is unmodified and in full force and effect, or if the Lease has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the fixed rent and additional rent have been paid, and stating whether or not there exists any default by Lessor under this Lease and, if so, specifying each such default.

**HOLDOVER PERIOD.** Should the Lessee remain in possession of the Premises after the cancellation, expiration or sooner termination of the Lease, or any renewal thereof, without the execution of a new Lease or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed to have created and be construed to be a tenancy from month to month with the Rent to be due and payable in the same amount as the previous month, terminable upon 30 days' notice by either party.

**WAIVER.** Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

**GOVERNING LAW.** This Lease shall be governed by the laws of the State of South Carolina.

**NOTICES.** Notices shall be addressed to the following:

Lessee: Pop's Cabin Creamery LLC  
1 City Circle , Cabin on Mauldin Cultural Art Property, Mauldin , South Carolina, 29662

~~**ADDITIONAL TERMS AND CONDITIONS.** Do to the elevated cost of upfitting this property to the City of Mauldin, DHEC and OSHA standards, [redacted] is asking for 6 months free rent. If the City of Mauldin agrees to these terms, the first month's rent will be due exactly 6 months after the projected move in date of March 1, 2021. The signing of this lease will signify that both parties agrees to all terms.~~

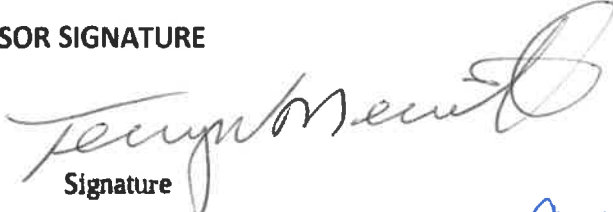
**AMENDMENT(S).** No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

**SEVERABILITY.** If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable,

and, if necessary, severed from this Lease. All other terms and provisions of this Lease Agreement shall remain in full force and effect.

**BINDING EFFECT.** This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

LESSOR SIGNATURE



Signature

Mauldin Mayor

Date April 26, 2022

LESSEE SIGNATURE



Signature

Don Deas, Owner

Date April 26, 2022