

and after the Lessor has been notified in writing by the Lessee of any wall, building, or roof leakage and the Lessor has further had a reasonable time within which to repair the same.

The Lessee hereby agrees to accept the said leased premises as is and any and all improvements made in said premises during the term of this lease are to become the property of the Lessor.

It is further agreed that if the Lessee should fail to perform any of the covenants and agreements contained herein, the Lessor may enter into and upon the premises herein leased and repossess the same, and, at his option, declare this lease terminated without prejudice to any other remedies.

It is further understood and agreed that the Lessee shall furnish at its own expense whatever water, power, heat and lights is used upon said premises.

To the faithful performance of these covenants, the parties hereto bind themselves, their heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the said J. O. Lewis, Jr., has hereunto set his hand and seal, and the said Lewis Plaza Furniture, Inc., has caused these presents to be signed by its duly authorized officer and its corporate seal to be hereunto affixed, the day and year first above written.

IN THE PRESENCE OF:

Francis B. Hertzlow

Patrick C. Dunt

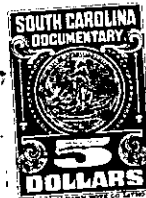
J. O. Lewis, Jr. (SEAL)
LESSOR

LEWIS PLAZA FURNITURE, INC.,

By J. O. Lewis, Jr. President

And James F. Harman, Jr. Secretary.

LESSEE



RAINEY,
FANT & BRAWLEY
ATTORNEYS AT LAW
GREENVILLE, S. C.