

It is understood and agreed that a portion of the premises leased by Landlord from Ruby H. Kennemore have been sub-leased to Gregory's Laundry and A & W Drive-In and Landlord warrants that nothing is contained in said sublease agreements which would in anywise affect or impair the rights of the Tenant under this lease to the use and enjoyment of the premises under the terms of this lease agreement.

Anything in Paragraph 9 above to the contrary notwithstanding, it is understood and agreed that Tenant herein shall have the right to sell, assign and transfer this lease or sub-lease the premises herein leased to a corporation organized or to be organized under the laws of the State of South Carolina with a capital stock of at least \$20,000.00, provided the Tenant herein shall remain liable for the full performance of all of the terms and conditions of this lease and provided the said corporation shall also be bound by all of the terms and conditions of this lease agreement.

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands and seals the day and year first above written.

WITNESSES:

Frank G. Carpenter
G. V. Burgess
Frank G. Carpenter
G. V. Burgess

G. J. Scarr (SEAL)
G. J. Scarr, Landlord
MCDUFFIE-PARKER FURNITURE COMPANY
BY Robert J. McNeill v. pro (SEAL)
D. E. Parker, Jr.
Secretary
Tenant

(Continued on next page)

