

STATE OF SOUTH CAROLINA,  
 COUNTY OF GREENVILLE

LEASE OF REAL ESTATE

Rossa L. and E. A. Bowen, Lessors, in consideration of the rental hereinafter mentioned, have granted, bargained, and leased and by these presents do grant, bargain, and lease unto A. E. Levine and Albert G. Segal, their heirs and assigns, Lessees, for the purpose of operating a retail shoe store and for no other purpose except the sale of other wearing apparel, for the term of one (1) year, commencing November 1, 1958, with an option to renew said Lease for five (5) years upon the same terms and conditions provided written notice to exercise said option is given sixty (60) days prior to the termination of the original Lease and the said Lessees, in consideration of the use of said premises for the said term, promise to pay the said Lessors the sum of Two Hundred (\$200.00) Dollars per month, payable in advance, said premises being described as follows:

The lot and building being located at 236 Wade Hampton Boulevard, Greenville, South Carolina, together with customer parking spaces in front of this building and on other property located adjacent to this building, owned by the Lessors.

The Lessees hereby agree to take the building just as it stands except that the Lessors will immediately repair and paint the exterior of same and put the furnace in good working condition. The Lessors further agree to clean the interior of the building, but any improvements or alterations of the interior shall be done at the sole expense of the Lessees and such alterations or improvements shall inure to the benefit of the Lessors. The Lessors further agree to keep the roof in good repair, should it leak, after reasonable notice of any leak and shall not be liable for any damage done by the leak of the roof until notice of any such leak, plus a reasonable time in which to repair same. The Lessors agree to repair any supports in the roof, walls, or floor, should the same become necessary. Use of the premises for any other purpose other than herein mentioned shall cancel this Lease if the Lessors so desire, and give notice of same in writing to the Lessees.

If the business is discontinued or the premises vacated before the expiration of the Lease, then the whole of the unexpired time becomes immediately due and payable.

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