

STATE OF SOUTH CAROLINA )  
  :  
COUNTY OF GREENVILLE )           L-E-A-S-E    A-G-R-E-E-M-E-N-T

This lease agreement made this the 22nd day of March, 1960, between J. W. Pitts of Greenville County, South Carolina, party of the first part, and James B. Canellis of Greenville, South Carolina, party of the second part, witnesseth:

1. That the said party of the first part does hereby lease unto the said party of the second part that certain parcel of land, with the building thereon, said building being approximately 16 feet wide and approximately 80 feet in depth, and being the same building formerly occupied by the Sound and Gift Center, in Lake Forest Shopping Center, just outside the City of Greenville, South Carolina, and being on By-Pass 291, it being expressly understood and agreed that the basement beneath the said building does not constitute a part of the leased premises.

2. The premises above described are leased for a period of ten (10) years from the 1st day of May, 1960, and said lease to terminate on the 1st day of May, 1970, and the terms of said lease rent is as follows: One Hundred and Twenty Five (\$125.00) Dollars per month for the first three (3) years, and One Hundred and Thirty Five (\$135.00) Dollars per month for the following seven (7) years, said monthly payments to be paid in advance on the 1st day of each and every month, commencing on the 1st day of May, 1960.

3. It is expressly understood and agreed, and is a condition of this lease, that no wine, beer, or intoxicating beverages of any kind shall be sold, stored or served at any time on said premises.

4. It is hereby agreed that, if any rent shall be due and unpaid, or if default shall be made in any of the covenants on the part of the said party of the second part herein contained, then it shall be lawful for the said party of the first part to re-enter the said premises and the same to have again, re-possess, and enjoy.

5. And the said party of the second part covenants with the said party of the first part the said rents to pay as herein specified; that he, the party of the second part, will not assign this lease, nor let or underlet the whole or any part of the said premises, nor make any alteration therein without the written consent of the said party of the first part; and at the expiration of the term

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