

MAY 24 11 32 AM 1960

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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OLLIE FANNEY WORTH  
R.M.C.

LEASE

Norman L. Couch, Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto Carolina Outlet Stores, Inc., Lessee, the one-story block and brick building situate at 1804 Easley Bridge Road in the County of Greenville, S. C., together with the parking area in the front thereof and the alley-way to the rear thereof to be used as a commercial business establishment for the term of one (1) year beginning as soon as the building is completed and ready for occupancy, but not later than June 15, 1960 and the Lessor agrees to complete the building by that date, and the Lessee, in consideration of the use of the premises, promises to pay to the said Lessor the sum of \$125.00 per month payable in advance on the 1st of each month.

The Lessor agrees to resurface the parking area in the front of the building and the alley-way and further agrees to keep said areas in suitable state of repair free from holes, et cetera. The Lessor agrees to remove the curbing on the front of the lot so as to enable vehicular traffic to cross from the street to the parking area. The Lessor further agrees to install two rows of fluorescent lights along the interior ceiling of the building and to install double-action aluminum doors on the front of the building and to connect the toilet and other facilities to the sewer line as soon as the Sewer Commission permits and to keep the septic tank in suitable condition until such time.

The Lessor agrees to keep the building in good repair and to prevent leaks or water seepage in the building. It is understood that the building will be plastered and painted on the inside prior to occupancy.

The Lessee is given the right to sublet the premises at its option.

The Lessee is given the option to renew this lease under the same terms and at the same rental for an additional one (1) year at the expiration of this lease, and the Lessee is further granted eight (8) additional options of one (1) year each after the expiration of the first option at the same terms and conditions

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