MANN & MANN

STATE OF SOUTH CAROLINA)

)   L E A S E

COUNTY OF GREENVILLE   )

This lease agreement entered into this _3rd_ day of September, 1960 by and between Sara W. Griffin, hereinafter referred to as Lessor, and Greenville Stores Corporation, hereinafter referred to as Lessee,

WITNESSETH

The Lessor does hereby lease and demise to the Lessee for the term and rental and upon the conditions as hereinafter set forth the one story brick building situate in the Town of Mauldin, South Carolina, in the County of Greenville, on the southwestern side of Highway No. 276 which building is approximately 20 feet wide and 60 feet deep; the building to include lighting fixtures. The stove therein is hereby transferred to the Lessee.

This lease shall run for a period of 16 months, commencing on the date of occupancy, which date shall be on ~~on before~~ September 19, 1960 when the Lessor has completed the necessary repairs and work. In the event the Lessor fails to have the building ready for occupancy by October 15, then the Lessee can proceed to finish the repairs and deduct the costs thereof from the rental due hereunder.

In consideration of this lease the Lessee covenants and agrees to pay unto the Lessor as a monthly rental the sum of $75.00 per month payable in advance each month and the receipt of the first monthly rental is hereby acknowledged. The Lessee further agrees to pay the rental for three additional months on the initial date of occupancy, thereafter the rental will be paid monthly after the fourth month.

The Lessor agrees to remove all of the partitions now situate in said building and further agrees to repaint the interior of the building and further to move the wash basin and commode to the right rear corner of the building and to enclose same as a restroom. The Lessor shall further furnish electric outlets for a cash register and marking machine, along with other necessary outlets, and shall remove the flower bed now in front of the building and to fill same with cement. The Lessor reserves the right to brick up or close the side windows.