

STATE OF SOUTH CAROLINA)
 : LEASE
COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into by and between Ruth McKinney, hereinafter referred to as Lessor, and Jack L. Suttles, Agent for Quality Investors, hereinafter referred to as Lessee,

W I T N E S S E T H:

That in and for the consideration hereinafter stated, the Lessor does lease and demise the below described property to the Lessee for a term of three (3) years, commencing on July 12, 1962 and terminating on July 11, 1965.

That the property leased is as follows:

All that certain lot of land with improvements thereon situate in the City of Greenville, County of Greenville, State of South Carolina, at the intersection of Queen Street and Julian Street, known as 101 Queen Street. That said lot is approximately 40 feet front and rear and approximately 70 feet on each side in depth. That situated on said lot is a concrete block building with brick front being 30' X 60'. That this Lease includes all land and building as owned by Lessor at the above address and can be used by Lessee in any lawful manner.

That in consideration for the above described property, Lessee agrees to pay to Lessor the sum of Seventy-Five (\$75.00) Dollars per month, commencing on July 12, 1962 and on the 12th day of each month thereafter for a total of thirty-six (36) months.

That in and for the additional consideration of One (\$1.00) Dollar, paid by Lessee to Lessor, the receipt whereof being hereby acknowledged by Lessor, the Lessor gives Lessee the right to renew the terms and conditions of this Lease for an additional five year period, commencing on July 12, 1965 and terminating on July 11, 1970. In order for Lessee to exercise this option, Lessee must notify Lessor in writing within 60 days of the termination of the original term of this Lease.

(Continued on Next Page)

