



TERM

TO HAVE AND TO HOLD the same for and during the term commencing on the 1st day of May 1966, and expiring on the 30th day of April 1976, inclusive, with a ten (10) year option on extension beginning April 30th, 1976, and expiring April 30th, 1986, as per terms set out below in "RENT", Paragraph 1 for third (3rd) and fourth (4th) sixty (60) month periods, upon giving written notice to Lessor as hereinafter set out during term of original ten (10) year period.

RENT

1. The Lessee, during the first sixty months of the within lease will pay to the Lessor in equal installments of \$350.00 per month; the second sixty months of the within lease, Lessee will pay to the Lessor in equal monthly installments of \$437.50; the third sixty months of the within lease, if Lessee exercises option extension for additional ten (10) year period as set out above, Lessee will pay to the Lessor in equal monthly installments of \$546.88; and the fourth sixty months of the within lease, Lessee will pay to the Lessor in equal monthly installments of \$683.60, payable one each in advance of the 10th day of every calendar month.

1-A. According to the above monthly payments as outlined in Paragraph 1 is a minimum guaranteed monthly rental but should gross sales exceed the minimum guaranteed monthly rental based on 2.5% of gross sales calculated from the monthly sales tax return to the State of South Carolina, or other documentary evidence satisfactory to the Lessor, any excess will be paid to the Lessor above the minimum guaranteed rental, accumulated, based on the six month's previous gross business, twice per year, or semi-annually, by taking the accumulated amounts paid as rent for the previous six months and the 2.5% of gross sales as calculated, and should the 2.5% figure be greater than the accumulated six month's previous rental, then the Lessee will pay to the Lessor within sixty days after each six month's period, any and all amounts due Lessor from the 2.5% of gross sales.

Lessee 
 Lessor 
 Lessor 