

A new building unit to be erected immediately, and containing 6,000 square feet of gross area, located in Hampton Village Shopping Center, Greenville County, State of South Carolina, adjacent to the west side of building occupied by a Winn-Dixie Store. The said building is to be of masonry concrete and steel construction, with double action front doors, air conditioned, heated and constructed in general according to a plan submitted by the LESSEE to the LESSOR.

AGREEMENTS OF LESSOR AND LESSEE:

1. The LESSOR hereby reserves and the LESSEE hereby agrees to pay a monthly rental of Four Hundred (\$400.00) Dollars, payable in advance on the first day of each month during the term of this Lease. In addition to the said Four Hundred (\$400.00) Dollars monthly, the LESSEE agrees to pay to the LESSOR on or before the Fifteenth (15th) day of January of each year, beginning on January 15, 1968, a sum equal to Five (5) per cent of the amount of the annual gross sales of the LESSEE at the above location over and above the sum of Ninety-Six Thousand (\$96,000.00) Dollars for the preceding year. The final payment shall be January 15th of the tenth year after the effective date of this Lease. On the date of the first regular monthly payment as aforesaid, the LESSEE shall also pay all earned rent for the period of possession until the time of the first regular monthly payment.

2. This Lease may not be assigned or transferred except by the written approval of the LESSOR.

3. The LESSOR covenants that it will, at its own expense keep and maintain in a good state of repairs the exterior of the leased building, including the roof, plate glass provided any breakage is due to settlement, walls, foundations, and structural elements of the demised premises and the LESSEE shall

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