

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

A G R E E M E N T

JACK L. BLOOM
ATTORNEY-AT-LAW

THIS AGREEMENT, dated this 21st day of June, 1969, by and between ROBERT HENRY CARTER, hereinafter called Lessor, and BENHAM'S, INC., a South Carolina corporation, hereinafter called Lessee.

FOR AND IN CONSIDERATION of the mutual covenants herein contained, it is agreed:

1. The Lessee does hereby exercise its right to extend the term of the lease between the parties, dated December 21, 1964, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deeds Book 765, Page 161, for the term beginning March 1, 1970 to February 28, 1975, for premises known as 16-18 North Main Street, Greenville, South Carolina, more fully described in the lease.

2. The lease as extended is hereby amended as follows:

A. Paragraph (1) is amended to provide that, effective March 1, 1970, the annual rent for the demised premises shall be the sum equal to four (4%) per cent of gross sales made each year of the extended term upon or from the demised premises up to the sum of Four Hundred Thousand (\$400,000.00) Dollars and one and one-half (1½%) per cent of such gross sales each year of the extended term in excess of the sum of Four Hundred Thousand (\$400,000.00) Dollars, but in no event shall the monthly rent during the extended term be less than the sum of Eight Hundred (\$800.00) Dollars, payable on the first day of each month of the extended term beginning March 1, 1970.

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