

Handwritten initials
Term,
Handwritten initials
Rent

TO HAVE AND TO HOLD THE SAME for a term of fifteen (15) years to begin upon the 1st day of May, One Thousand, Nine Hundred and Seventy and to end on the last day of April, One Thousand, Nine Hundred and Eighty-Five, at a monthly rental of Two Thousand Five Hundred Fifty & No/100 ----- (\$2,550.00) Dollars, plus such percentage rental as may be due under Schedule A attached.

Pay Rent To: The Furman Co.
Address: Daniel Building
Greenville, S. C. 29602

to be paid to LESSOR, to such appointees as LESSOR shall from time to time in writing designate, or to the legal representatives of LESSOR, in advance on the first day of every month during said term; and LESSEE covenants to pay the rent herein reserved.

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Extension

LESSEE, at its option shall be entitled to the privilege of three (3) successive extensions of this lease, each such extension to be for a period of five (5) years, at a monthly rental of Two Thousand Five Hundred Fifty & No/100 (2,550.00) Dollars, plus such percentage rental as may be due under Schedule A attached.

And subject to all the terms and conditions of this lease:

This lease is granted and accepted upon the foregoing and upon the following covenants and conditions and subject to the following restrictions.

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Common Use

1. LESSOR shall, at its cost and expense, prior to the commencement of the term, construct, grade, pave and drain adequately the spaces and areas in said Center to be devoted to courts, malls, sidewalks, parking areas, passageways and open areas shown on Plot plan dated REV. 3-4-69; lawfully establish entrances thereto from, and exits to, the adjacent public streets, with appropriate cuts, where reasonably necessary, in the curbing to facilitate ingress and egress by vehicles (the pavements aforesaid for vehicular traffic shall be a hard surface of adequate strength to support modern automobiles and in the case of passageways from public thoroughfares leading to, and the truck unloading areas of the said building, of adequate strength to support loaded trucks); install in the spaces and areas aforesaid adequate lighting facilities therein; and the lighting shall be turned on by LESSOR on each day that business shall be conducted by merchants in said Center at or about the same time that the Municipality shall turn on street lights, and the same shall be kept lighted until at least about one hour after LESSEE'S store closing time.

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Areas and
Repair, Re-

Throughout the term and extensions thereof parking facilities shall be provided by LESSOR in said Center so that for each square foot of floor space in the buildings in the Center at any time or times, there shall be at least a ratio of 3 to 1 square feet for parking space therein for standard sized American cars. The said parking spaces, access and ingress thereto and therefrom shall be kept open and free by LESSOR for LESSEE, its servants, agents, employees, invitees, and patrons, in common with those of other tenants, without charge to any of them and the same shall be operated and maintained by LESSOR in a safe condition.

placement and

Maintenance

The said courts, malls, sidewalks, spaces, parking and other areas, passageways and all means of access thereto, and the demised premises, shall be kept, by LESSOR, clean and free and clear of encumbrances, obstructions, debris, ice and snow; enclosed courts and malls, heated and air-conditioned; and parking spaces shall be clearly marked by painting, striping, or otherwise.

of Same

LESSOR shall require all tenants of said Center and employees to park their motor vehicles in the parking areas provided for same, and LESSOR shall take all reasonable measures to enforce this restriction.

LESSOR assumes all duties, responsibilities and liabilities in regard to maintenance, repairs, re-placements, operation, supervision, use, and control of and to said courts, malls, spaces, parking areas, passageways, sidewalks, entrances, exits, cuts in curbing, lighting facilities, landscaped and other exterior areas, and shall comply with all present and future laws, ordinances, orders, rules, regulations, notes, notices of