

properties, except for the use thereof previously referred to.

(7) It is also understood and agreed that a portion of the rental above reserved in the amount of Twenty-Five and 00/100 (\$25.00) Dollars per month shall be for lease on the following equipment, fixtures and furniture presently located in said building.

1. Two (2) office desks
2. Two (2) fire proof filing cabinets
- (3) All counters, show cases and shelving presently located in said building.

(4) It is understood that the items excepted and excluded from sale by the Bill of Sale this date delivered are also excepted and excluded from this Lease and that Lessor and Lessee are in the process of making additional arrangements concerning said excluded properties.

(8) It is also agreed that Lessee shall have the option to extend the terms of the within lease (excepting only to the amount of rent payable after the fourth year of said lease) for one year on a year to year basis, provided that for each year, that Lessee wishes to renew said option he will give to Lessor a notice of such intention to renew prior to October 1, preceding the date of renewal. It is also agreed that after the third year, Lessor may cancel said lease upon 12 months notice and that after the fourth year of said lease (the original three, plus one year's option if renewed) the monthly rental shall be subject to negotiation.

To the full and faithful performance of this Agreement, the parties hereto do bind themselves, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals this 25th day of January, 1971.

WITNESSES:

T. C. Alexander (SEAL)
T. C. Alexander (Lessor)

Prue Huff (SEAL)
Prue Huff (Lessee)

STATE OF SOUTH CAROLINA

P R O B A T E

COUNTY OF GREENVILLE

PERSONALLY appeared before me, Shelby W. Boling, and made oath that she saw the within named, T. C. Alexander, as Lessor, and Prue Huff, as Lessee, sign, seal and as their act and deed deliver the within written Lease, and that she with, C. Thomas Cofield, III., witnessed the execution thereof.

SWORN to before me this
25th day of January, 1971

Shelby W. Boling (SEAL)
Notary Public for South Carolina
My Commission Expires Dec. 15, 1979.

Recorded February 16th, 1971 at 12:46 P. M. #18917