

STATE OF SOUTH CAROLINA )  
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 COUNTY OF GREENVILLE) LEASE AND RENTAL CONTRACT

This Lease and Rental Contract entered into this the 19<sup>th</sup> day of April, 1971, between B. E. Mills as Trustee under the Will of J. H. Mills, deceased, hereinafter referred to as Lessor, and Sullivan Hardware Company, Inc., a Corporation, hereinafter referred to as Lessee, as follows, to wit:

The Lessor herein, for and in consideration of the sum of One (\$1.00) Dollar, the receipt of which is hereby acknowledged, and the rentals to be paid to him by the Lessee, hereby rents and leases unto the above named Lessee, for a period of one (1) year, beginning September 1, 1971, and ending August 31st, 1972, the following described real property:

All that certain building and warehouse room to the rear of the same located on the east side of Trade Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being identically the same store building and warehouse now occupied by the said Sullivan Hardware Company, Inc.

The Lessee herein agrees to pay to the Lessor, his successors or assigns, a monthly rental of Two Hundred Fifty (\$250.00) Dollars for each and every month beginning September 1, 1971, and ending August 31, 1972, for the premises described above.

The Lessor agrees to keep the walls, floors and roofs of the leased buildings in good repair, but he shall not be liable for any damages resulting from needed repairs until after written notice of such need and after a reasonable time within which to make the same.

The Lessee shall be responsible for heat, water, sewer service and lights, and may alter the interior, or paint the same, according to the requirements of their business, provided no alterations shall impair the structural part of the buildings.

It is also agreed that the Lessee is not to sub-let the building or any part thereof, nor assign this lease, without the written consent of the Lessor, which consent will not be unreasonably withheld.

It is further agreed, that serious damages to or destruction of the buildings by fire or other cause shall terminate this lease at the option of either party hereto. Minor damage will be promptly repaired at the expense of the Lessor.

The Lessee shall have the right and option, on written notice to Lessor given at least 60 days before the expiration of the term hereof, to renew this lease and extend the term hereof for a term and for a rental to be negotiated between the parties. Neither party will be bound by any extension not agreed to on or before the expiration of the term of this lease.



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