

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

LEASE OF REAL ESTATE

E. A. Bowen, lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and leased and by these presents does grant, bargain, and lease unto A. E. Levine and Albert G. Segal, their heirs and assigns, lessees, for the purpose of operating a retail shoe store and for no other purpose except the sale of other wearing apparel, for the term of five (5) years, commencing November 1st, 1964, with an option to renew said lease for an additional five (5) year period upon the same terms and conditions, provided written notice to exercise said option is given sixty (60) days prior to the termination of the original lease, and a further option to renew said lease for an additional five (5) year period upon a rental and upon terms to be agreed upon between the parties, provided also that the lessees intend to have exercised such option, in writing, not less than sixty (60) days before the expiration of the rental contract created by the exercise of the first option mentioned herein, and in consideration of the use of said premises, for said term, the lessees promise to pay to the lessor the sum of Four Hundred Fifty (\$450.00) Dollars per month, payable in advance, said premises being more particularly described as follows, to-wit:

The lot and building situate at 300 Wade Hampton Boulevard, Greenville, South Carolina, together with customer parking spaces immediately in front of such building, and customer parking on the South side of said building in conjunction with customer parking of other businesses situate on adjacent premises belonging to said lessor.

The lessor hereby agrees to install a proper heating and air conditioning plant in said building, provided that the lessees shall be responsible for the maintenance and upkeep of same. The lessor further agrees to keep the roof in good repair, should it leak, after reasonable notice of any leak, and shall not be liable for any damage done by a leaking roof until such notice is given and a reasonable time in which to make repairs has expired.