



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS LEASE made this 24th day of January, 1968, by and between RUNION MANUFACTURING COMPANY, INC. of the City of Greer, State of South Carolina, the first part, hereinafter termed the LESSOR; and PIC'N PAY STORES, INC., a North Carolina corporation with its principal office in the City of Charlotte, State of North Carolina, the second party, hereinafter termed the LESSEE.

W I T N E S S E T H :

In consideration of the covenants and conditions hereinafter set forth, the LESSOR does hereby demise and lease to the said LESSEE certain real property located in the City of Greer, State of South Carolina, with a frontage of 40 feet and a depth of 100 feet, all as more particularly described on Exhibit A, annexed hereto, and made a part hereof.

The terms and conditions of this lease are as follows:

1. TERM - The original term of this lease shall begin on the 1st day of August, 1968, and continue thereafter for a term of five (5) years. That in addition thereto, the LESSEE shall have the option by giving a sixty (60) day written notice to LESSOR prior to end of original term to renew said lease for an additional five (5) year term.* The rights of renewal herein given are subject to the LESSEE having complied with all the terms and conditions of this Lease Agreement. During each of said five (5) year terms all of the provisions of this lease shall prevail.

LESSEE shall be allowed to enter the premises fifteen (15) days prior to the first day of the original term hereof for

* In addition the LESSEE shall have a second option to renew said Lease for an additional five (5) year term by giving a 60-day written notice of said renewal prior to conclusion of second five (5) year term.

(Continued on next page)



For Plat see Deed Book 954 Page 415

REC'D
G.E.R.