

Together with a building, containing approximately (45' x 120') 5,400 square feet, to be constructed by Landlords on the above described premises, in accordance with plans and specifications heretofore agreed upon between Landlords and Tenant, a copy of said plans and specifications being attached hereto, marked "Exhibit A" and hereby made a part hereof, including the parking area shown on the plan hereto attached. The building and its specifications will be constructed equal to or better than the Family Dollar Store in Spartanburg, South Carolina. TO HAVE AND TO HOLD the said premises, together with all and singular

the appurtenances, rights, privileges and easements thereunto belonging, or in anywise appertaining, unto the said Tenant, its successors and assigns, for an initial term commencing as hereinafter set forth and ending on the 31st day of December, 1982.

1. RENTAL. The Tenant hereby covenants and agrees to pay to the Landlords rent at the rate of (\$652.50) Six Hundred Fifty Two & 50/100 Dollars per month payable in advance on or before the tenth day of each month during the term of this agreement, beginning on the commencement date, to be fixed as hereinafter provided.

2. COVENANT OF TITLE, AUTHORITY AND QUIET POSSESSION. The Landlords covenant and warrant that they have full right and lawful authority to enter into this lease for the full term aforesaid, and for all extensions herein provided, and that the Landlords are lawfully seized of the entire premises hereby demised, and have good title thereto. Landlords further covenant and warrant that if the Tenant shall discharge the obligations herein set forth to be performed by the Tenant, the Tenant shall have and enjoy during the term hereof the quiet and undisturbed possession of the demised premises, together with all appurtenances appertaining or appendant thereto.