

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.

LEASED 11 57 AM '73

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Builders Unlimited, Inc., herein after known as the Lessor does hereby grant, bargain release and lease unto Handee Mart Food Store, Inc., herein after known as the Lessee with the property being bounded by East Poinsett Street, P&N Railroad Right-of-Way, Humble Oil Company and having a frontage of 72 feet on Poinsett Street under the following terms and conditions:

1. Lessor will build a building according to the plans and specifications which are to be approved by the Lessee which includes asphaltting of the yard and parkway.
2. This Lease shall run for ten (10) years with the rental being \$375 per month, due and payable on the ~~first~~ <sup>10<sup>th</sup></sup> day of each and every month with an Option to renew for a term of five (5) years with the rent to be renegotiated within sixty (60) days from the termination of this Lease. <sub>MEU</sub>
3. Notice by the Lessee shall be given to the Lessor within sixty (60) days before the term of ten (10) years has expired whether the Lessee wishes to exercise the Renewal Option, and for the purpose of renegotiating the rent.
4. Lessor grants the Lease to the Lessee to be used for retail food stores, gas sales, beer and wine sales and etal.
5. Lessee shall have the Option to sub-lease the premises on the advice and consent of the Lessor in writing.
6. Lessee shall pay for all utilities after Lessee has gained possession of the premises.
7. This Lease shall run from six (6) months to date to ten (10) years thereafter with the payment of the rent being due on the ~~First~~ day of each and every month after the Lessee has gained possession. <sup>10<sup>th</sup></sup> <sub>MEU</sub>
8. If in the event that the construction of the building is completed before the six (6) months period expires, the Lessee shall have the Option to enter the premises and start paying monthly rent on the ~~First~~ day of the month after he enters the premises. <sup>10<sup>th</sup></sup> <sub>MEU</sub>
9. Lessor has the right to inspect property periodically.
10. Lessee is to carry Liability Insurance and the Lessor is to carry Fire Insurance.
11. Lessor is to maintain roof and parking lot and Lessee is to maintain heat and air conditioner.

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