

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

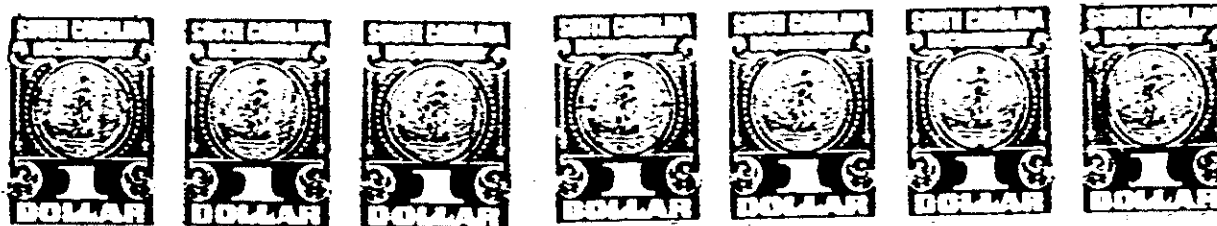
This Lease made and entered into this 4th day of October, 1974 by and between Charles C. Bentley, hereinafter referred to as Lessor, and Neal Martin, d/b/a Mauldin Men's Factory Outlet, hereinafter referred to as Lessee.

Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned and contained, does hereby lease and rent unto said Lessee, and the said Lessee hereby agrees to lease and rent, upon the terms and conditions which hereinafter appear, the following described property:

The Southern one-half ($\frac{1}{2}$) of that certain building located at 621-A North Main Street, Mauldin, South Carolina, the dimensions of Lessee's leased portion being approximately 35' x 54' x 35' x 54'. For a more accurate description of the leased premises, reference is hereby craved to the plats and building diagrams for this property.

To have and to hold the same for a five-year term, beginning on the 31st day of December, 1974, and ending on the 31st day of December, 1979, unless sooner terminated as hereinafter provided. Lessee agrees to pay Lessor a monthly rental of Three Hundred Seventy Five and No/100 (\$375.00) Dollars in advance on the 1st day of each month with payments being delinquent if not made by the 10th of each month.

That in and for the additional consideration of One and No/100 Dollar (\$.00), receipt of which is acknowledged by Lessor, the Lessor grants unto Lessee the right to renew the terms and conditions of this Lease at the end of the five-year term, and also at the end of all succeeding five-year terms, if this option is utilized by Lessee. It is hereby agreed and understood that Lessee shall notify Lessor no later than thirty (30) days prior to the termination of each five-year term should he desire to exercise his option to renew the Lease. It is further agreed and



57
5.
01
0.

4328 RV-2