

FILED  
GREENVILLE CO. S. C.

Vol 1034 707

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONALD S. WINKERSLEY  
R.R.C.

APR 14 10 06 AM '76  
LEASE AND OPTION TO RENEW

THIS LEASE, made this 10<sup>th</sup> day of March, 1976, by and between WADE HAMPTON MALL first party, (Hereinafter called "Lessor"); and EUGENE H. DAVIS, second party, (Hereinafter called "Lessee"); and THE FURMAN CO., third Party, (Hereinafter called "Agent");

W I T N E S S E T H:

1. The Lessor, for and in consideration of therents, covenants, agreements, and stipulations hereinafter mentioned, reserved, and contained, to be paid, kept and performed by the Lessee, has leased, and rented, and by these presents does hereby lease and rent unto the said Lessee, and said Lessee hereby agrees to lease and take upon the terms and conditions which hereinafter appear, the following described property: All of that portion of the upper level of the store formerly occupied by Verdi's located in the Wade Hampton Mall, City of Greenville, County of Greenville, State of South Carolina and containing approximately 5,926 square feet.

No easement for light or air is included in the premises.

2. To have and to hold the same for a term beginning on the First day of April, 1976, and ending on the Thirty-First day of March, 1977, at midnight, unless sooner terminated as hereinafter provided.

3. Lessee agrees to pay Lessor through THE FURMAN CO. Agents, a monthly rental of Six Hundred and No/100 (\$600.00) Dollars per month for the First year with an original payment of One Thousand Two Hundred and No/100 (\$1,200.00) Dollars which shall represent the First and Twelfth payments of the First year of the Lease. Subsequent payments are to be made on the First (1st) day of each month with a ten (10) day grace period extended the Lessee for said rental payments.

4. It is expressly agreed by the Lessor that the Lessee shall have the following rights to renew this Lease.

(a) The Lessor, after the first (1st) year, agrees to a renewal for the following one (1) year at the monthly rental of Six Hundred and No/100 (\$600.00) Dollars per month.

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