

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
AUG 10 9 53 AM '76
DONNIE S. TANKERSLEY
R.M.C.

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LEASE AGREEMENT

THIS INDEMNITY OF LEASE made and entered into this 29th day of July 1976, ~~XXXX~~ by and between LAWRENCE REID (hereinafter referred to as Lessor) and GALLOWAY MUSIC HOUSE, INC., a South Carolina corporation having its principal place of business in Greenville County, South Carolina (hereinafter referred to as Lessee),

W I T N E S S E T H :

In consideration of the rentals, covenants and conditions hereinafter set forth, and intending to be legally bound thereby, Lessor and Lessee do hereby covenant and agree as follows:

1. DEMISE: The Lessor does hereby lease and demise unto the Lessee, and the Lessee does hereby take and hire from the Lessor, upon and subject to the terms, conditions, covenants and provisions hereinafter set forth, all that certain piece, parcel or lot of land situated, lying and being in Greenville County and being more particularly described as 202 North Pleasantburg Drive fronting forty (40) feet on said North Pleasantburg Drive and being sixty (60) feet ^{deep} together with any and all improvements now or hereafter constructed thereon, and all appurtenances, rights, privileges and easements thereto, hereinafter referred to as the demised premises.

2. TERM: TO HAVE AND TO HOLD the demised premises and improvements thereon for and during a primary term of five (5) years, beginning with the commencement date hereinbelow set forth, together with a five (5) year option to renew the term hereof upon the terms, conditions and rentals hereinafter set forth.

3. OPTION TO RENEW: Lessee is hereby granted an option to extend the term of this lease for a term of five (5) years. Such extended term shall begin upon the expiration of the original term of this lease and all of the provisions of this lease agreement shall apply to such extended

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