

12. That the Lessee upon expiration of this lease, or any renewal thereof, will deliver up said premises in as good condition as they were at occupancy, reasonable wear and tear excepted.

13. The Lessee shall have the right to sublet the premises or sell the lease, as well as the fixtures, to a tenant satisfactory to the Lessor. Lessor shall not withhold approval unnecessarily.

14. This agreement merges all agreements between the parties and any prior agreement, either oral or written, shall be declared null and void. Modifications to this agreement shall only be subsequent written instrument signed by both parties.

15. This lease is contingent upon the Lessee obtaining a permit to sell beer and the property being suitable for gas pumps.

WITNESSED our hands and seals this the day and year first above written.

WITNESSES:

Kathryn H. Parks  
Melvin J. Swift

John P. Abney  
JOHN P. ABNEY, Lessor

HANDEE MART FOOD STORES, INC.

Kathryn H. Parks  
Melvin J. Swift

BY: Robert A. League, Jr.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

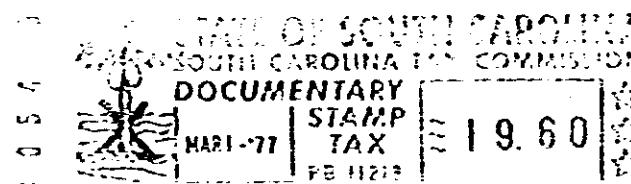
PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named John P. Abney as Lessor and Robert A. League, Jr. of the Handee Mart Food Stores, Inc. as Lessee sign, seal and as their act and deed deliver the within written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

Kathryn H. Parks

SWORN AND SUBSCRIBED  
before me this 1  
day of November, 1975.  
November

Melvin J. Swift (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 11/14/85



0925

4328 RV-21