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STATE OF SOUTH CAROLINA)
)
) LEASE
)
COUNTY OF GREENVILLE)

THIS AGREEMENT OF LEASE, made and entered into this 27th day of April, 1976, by and between JAMES W. FOSTER, JR. AND JAMES A. TRAMELL, INC., PARTNERS, hereinafter referred to as "Landowner", party of the first part, and CEDRIC'S, INCORPORATED, a corporation organized and existing under the laws of the State of South Carolina, with its principal office in the City of Columbia, State of South Carolina, hereinafter referred to as "Tenant", party of the second part.

WITNESSETH:

WHEREAS, it does seem proper to the Landowner to lease the real property hereinafter described upon the terms and conditions and for the period as hereinafter set forth.

NOW, THEREFORE, the Landowner, in consideration of the rents, covenants and agreements as hereinafter contained to be paid, kept and performed by the Tenant, has demised and leased, and by these presents does demise and lease unto the Tenant, and the Tenant has hired and rented, and by these presents does hire and rent from the Landowner, for the term, upon the rental and under the provisions and conditions as hereinafter set forth, the real property, situate, lying and being in or near the City of Greenville, County of Greenville, State of South Carolina, more particularly bounded and described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD UNTO THE TENANT, for the following terms and subject to the following provisions:

1. TERM: The term of this Lease shall commence on the first day upon which the building to be erected on these premises, as hereinafter described, shall be completed and possession thereof delivered unto the Tenant, or upon the first day upon which the Tenant shall first make a sale from the leased premises, whichever date shall first occur, and shall continue thereafter for a period of twenty (20) years.

FILED
GREENVILLE CO. S. C.
APR 30 12 33 PM '76
ROBERT W. BARRERSLEY
L.M.C.

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.

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