

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 23 11 37 AM '78
LEWIS S. TANKERSLEY
P.M.C.

VCL 1075 PAGE 870

LEASE

WHEREAS, CHARLES MILLER now owns and is renting the store building currently containing Taylors Wall Covering and said leasee is departing therefrom and the LIGHTING CENTER wishes to lease said premises.

NOW, know all men that for and in consideration of \$5.00 cash in hand paid each to the other (receipt whereof is hereby acknowledged) and the mutual promises contained herein, Charles Miller, hereinafter known as Owner, does lease the above described premises to the Lighting Center, hereinafter known as Leasee on the following terms:

1. Leasee agrees to lease the premises for a period of one (1) year from date, at a rent of \$275.00 per month payable in advance;

2. Leasee shall have the option, at or before the expiration of its original one year term, to renew this lease for a period of one (1) year upon the same terms as covered the original term;

3. If the Leasee elects to exercise the option stated in paragraph 2 above, Leasee shall have the option, at or before the expiration of its first renewal period set forth above, of extending this Lease for a second one (1) year period upon the same terms as covered the original term;

4. If leasee does not elect to exercise its option(s) to extend this Lease, or at the expiration of the periods set forth herein, Owner will give Leasee written notice at least ninety (90) days before the date upon which Owner desires Leasee to vacate the premises.

5. Since the demised premises are still occupied by the current tenant, Owner agrees to give possession to Leasee on or before May 1, 1978, and to abate rent thereon until the date Leasee is given possession.

6. Owner agrees to maintain the heating and air-conditioning equipment in good condition and to keep the roof and exterior of the premises, including windows, in good repair.

IN WITNESS WHEREOF, we have set our hands and seals this _____ day of March, 1978.

GCCTO
--- 1 MAR 23 1978
464

Robert E. [Signature]
Ray Kessler

The Lighting Center
Don [Signature]
Charles Miller

1.50CT

9 8 7 6

4328 RV.2