

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

S.C.

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SEBY

THIS AGREEMENT, made and entered into this 15th day of August, 1979, by and between Perry S. Luthi, As Trustee For Kull Trust, hereinafter referred to as Lessor, and Jerry Garren, hereinafter referred to as Lessee.

WITNESSETH:

First In consideration of the payments to be made by the Lessee as hereinafter provided and the mutual covenants herein contained, the Lessor does hereby lease and demise, and Lessee does hereby lease and take building numbers 109 and 114 located in Hallmark Square Shopping Center on the corner of White Horse Road and Rangeview Circle, County of Greenville, State of South Carolina.

To Have And To Hold unto the said Lessee for and during the term of two (2) years beginning ~~August 15, 1979~~ ^{1 Sept 1979} and ending ~~August 15, 1981~~ ^{1 Sept 1981}. At the end of one year, ~~August 15, 1980~~ ^{1 Sept 1980}, rent to be increased or decreased as the percentage of the cost of living shows as determined by the United States Department of Labor Consumer Index. Lessee has an option to renew this lease at the end of two (2) years. Rent to be negotiated at that time.

Second: It is agreed that the Lessee shall pay as rental the sum of Five Hundred and No/100 (\$500.00) Dollars per week, payable on or before each Friday, in advance.

Third: It is understood and agreed that said premises are leased for the operation of a lounge and for no other purpose or business.

Fourth: Lessor has the right to cancel this lease upon receipt from the Greenville County Sheriff stating that in his opinion this lounge is a public nuisance.

Fifth: The Lessor agrees to pay all fire insurance on the building itself and maintain the roof. The Lessee will be responsible for all repairs and maintenance of the building.

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