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STATE OF SOUTH CAROLINA: -)

S.C.

LEASE AGREEMENT

COUNTY OF GREENVILLE)

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THIS LEASE, made this 17 day of September, 1979, between Christie C. Prevost and Gerda P. McCahan under an Agreement recorded in the RMC Office for Greenville County in Deed Book 491 at Page 146 (hereinafter called Landlords), and Larry A. Allen and O'dell C. Zachery, Jr., d/b/a Zachery's (hereinafter called Tenants); which terms "Landlord" and "Tenant" shall include wherever the context admits or requires, singular and plural, and the heirs, legal representatives, successors and assigns of the respective parties;

WITNESSETH:

That the Landlords, for and in consideration of Two Hundred and No/100 (\$200.00) Dollars and the covenants of the Tenants, do hereby lease and demise unto the Tenants and the Tenants hereby agree to take and lease from the Landlords, for the term hereinafter specified, the following described premises:

Basement of 1 College Street (known as the Prevost Building) being approximately 2400 square feet.

1. TO HAVE AND TO HOLD the said premises for a term of ten (10) years commencing September 10, 1979 and terminating on December 31, 1990.

2.(a) The Tenants hereby covenant and agree to pay to the Landlords the sum of Two Hundred and No/100 (\$200.00) Dollars per month commencing January 1, 1980 and for twenty-four (24) months thereafter, payments to be made in advance, commencing January 1, 1980 and continuing on or before the first day of each month until January 1, 1982.

(b) The rent shall for the next succeeding three years be Four Thousand Eight Hundred (\$4,800.00) Dollars per year plus an amount based on the increase, if any, in the National Consumer Price Index for all items, all city average, published by the Bureau of Labor Statistics for the United States Department of Labor, and determined as follows:

Within 30 days after the publication and issuance of the Consumer Price Index for the month in which the first two years in the term of this lease expires, the Tenant shall compute the percentage increase, if any, in the cost of living from January 1, 1980, based on the Consumer Price Index for all items, all city average.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX STAMP

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