

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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1981
SLEY
LEASE

BOOK 1148 PAGE 10

THIS INDENTURE by and between KARL E. NUSSNER, hereinafter called "Lessor", and FLOYD J. FEW, hereinafter called "Lessee".

WHEREAS, Lessor is desirous of leasing to Lessee certain premises hereinafter described and Lessee is desirous of leasing from Lessor said premises.

W I T N E S S E T H:

1. TERM AND USE. In consideration of rents hereinafter reserved and all terms, conditions, covenants and agreements hereinafter contained, Lessor hereby leases and demises to Lessee and Lessee hereby hires, leases and takes from the Lessor the following described property (hereinafter called the premises):

Kerr
A building located at 716 Buncome Street, Greenville, South Carolina, together with three parking spaces on the Southeastern side and adjacent to the building. This building is located on Lot 1, Section 2, Sheet 11 of the Greenville County Block Book.

The term of this Lease shall be five (5) years from and after February 1, 1982, which date is the expiration of the existing lease which shall remain in effect until February 1, 1982.

Lessee is given the option and right to extend or renew this lease for an additional five (5) years at a rental of \$125.00 per month with the same terms and conditions in this Lease, and unless Lessee notifies Lessor in writing prior to the expiration of this lease of his intentions not to exercise the option, then said option shall be deemed to be exercised and this lease shall be automatically extended until midnight January 31, 1992.

2. RENT. The monthly rental agreed upon between the parties shall be \$125.00 per month and shall be paid in advance on the First day of each month at such place as Lessor may designate. The first monthly payment shall begin on February 1, 1982.

3. ASSIGNMENT AND SUB-LEASING. Lessee may freely assign or sub-lease the building to anyone in the barbering profession to carry on a barbering business; however, the assignment or sub-letting to a person carrying on any other type

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