

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS LEASE, entered into on this, the 16th day of February, 1965, by and between SARAH J. HARTNESS, party of the first part, hereinafter called the Lessor, and COMMUNITY CASH STORES, INC., a South Carolina corporation, party of the second part, hereinafter called the Lessee.

W. J. Martin, Jr.

W I T N E S S E T H:

1. That the party of the first part, in consideration of the rents, covenants and agreements hereinafter mentioned to be kept and performed by the party of the second part, do hereby lease, demise and rent unto the party of the second part, for a period of twelve (12) years, commencing on the 1st day of January, 1965, and terminating on the 31st day of December, 1976, that certain property, with improvements thereon, located in the above County and State and described as follows:

"All that certain lot and buildings thereon located in Greer, South Carolina, in the county above mentioned, fronting on North Main Street, being bordered on the North by Berry Avenue, on the East by Earle Street, and on the West by an adjoining property line with frontage being approximately 307 feet on North Main Street and a South boundary line of approximately 475 feet."

TO HAVE AND TO HOLD the above described premises, together with the privileges and appurtenances thereunto belonging, unto the party of the second part for the period hereinabove mentioned, upon the following terms and conditions:

(a) The annual rental for and during said period for the use of the demised premises shall be Twenty Thousand, Five Hundred Eleven and 06/100 (\$20,511.06) Dollars, payable in monthly installments in the amount of One Thousand, Seven Hundred Nine and 26/100 (\$1,709.26) Dollars each, which the Lessee agrees to pay monthly on the first day of each and every month during the life of this agreement, said rental being computed upon the basis of eight (8%) percent of the cost of the lot per year plus eleven (11%) percent of the cost of the construction of the building per year.

"Exhibit A"

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