

EXHIBIT A

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STATE OF SOUTH CAROLINA FILED
COUNTY OF GREENVILLE)
LEASE AGREEMENT

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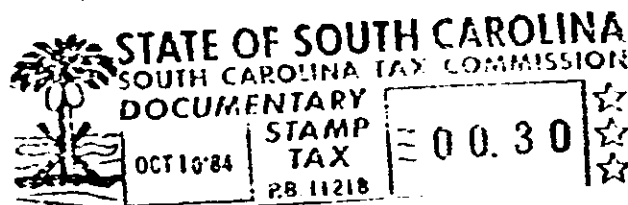
THIS LEASE AGREEMENT made and entered into this 12th day of Sept, 1984 by and between Clay Brothers Incorporated hereinafter referred to as Lessee, and Michael C. Kilby, hereinafter referred to as Lessor.

WITNESSETH

That the Lessor does hereby lease and demise unto the Lessee the real estate and building located at 998 Green Avenue, near Dun ean Mill, Greenville County, State of South Carolina, presently occupied by Clay Brothers Drug Store.

TO HAVE AND TO HOLD unto the said Lessee, its successors and assigns for a term of thirty-four (34) months from the date hereof. This lease is granted and accepted upon the foregoing and upon the following terms, conditions, covenants, and stipulations:

I



Lessee agrees to pay the Lessor during the terms of this lease a rental of One Hundred Seventy-five Dollars (\$175.00) each month to be advanced, contemporaneous with the execution of this lease and allocated monthly during the term of this lease.

II

Lessor and Lessee agree that the Lessor shall give to the Lessee a Mortgage on the aforementioned premises, which Mortgage shall be a second (2nd) Mortgage and subordinate to a first (1st) Mortgage given by the Lessor to Chalma Fortune and furthermore the parties to this agreement acknowledge that should the Lessor breach any one or more of his agreements as set out in this Lease causing damage to the Lessee, the Lessee may foreclose said Mortgage and claim reimbursement for damages incurred and that the Lessee agrees to satisfy said Mortgage at the end of the thirty-four (34) months Lease period.

III

Lessee covenants and agrees as follows:

A. To take good care of the leased premises and suffer no waste, and at the end or other expiration of the term of this lease, to deliver the leased premises in as good a state and

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