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STATE OF SOUTH CAROLINA )

OLLIE FARNSWORTH  
R. M. C.

COUNTY OF GREENVILLE )

Lease of Storeroom

THIS AGREEMENT entered into this 12<sup>th</sup> day of ~~November~~, 1951, by and between Annie W. Carpenter, Thomas S. Carpenter, Ruth Carpenter and Sue C. McKoy, hereinafter called the Lessor and Ottaray Drug Store, a corporation organized and existing under the Law of South Carolina, hereinafter called the Lessee.

WITNESSETH

The Lessor does hereby lease unto the Lessee, and the Lessee does hereby hire and take from it, as tenant, that retail store space designated by the city enumeration as No. 230 North Main Street, in the City of Greenville, South Carolina, and being the first of ground floor of the Carpenter Building, said space fronting approximately 28 feet on the East side of North Main Street and having a depth of approximately 100 feet, and including that portion of the basement thereunder which is now used for heating purposes and fuel storage with access to the front section of the basement where coal is delivered at the sidewalk.

The term of this lease shall be for five (5) years, commencing January 1, 1952, and ending December 31, 1956.

TO HAVE AND TO HOLD the aforesaid premises unto the Lessor, its successors and assigns for the period of five (5) years, upon the following terms and conditions:

1) The flat or minimum rent for the demised premises, which the Lessee hereby agrees to pay to the Lessor, shall be Thirty Thousand and no/100 (\$30,000.00) Dollars, payable Five Hundred and no/100 (\$500.00) Dollars per month in advance, commencing on the first day of January, 1952, and thereafter on the first day of each and every succeeding month up to and including the first day of December, 1956.

In addition to the flat or minimum rent stipulated above, the Lessee shall pay to the Lessor an additional rental based on the following terms and conditions: When the gross sales made by the Lessee in its retail drug store operated upon the demised premises shall reach the sum of Two Hundred Thousand and no/100 (\$200,000.00) Dollars, in any calendar year during the term of this lease, then, during the remainder of that calendar year, the Lessee shall pay to the Lessor