

STATE OF SOUTH CAROLINA

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COUNTY OF GREENVILLE

LEASE

JUN 23 1 53 PM 1965

THIS LEASE, made this 30th day of December, 1964 between Jane M. Peck and Nicholas A. Peck, hereinafter called the Lessor, and Case Piano Company hereinafter called the Lessee.

WITNESSETH

The Lessor hereby agrees to lease to the Lessee the following described property: That property situated on the northeast side of 291 By-Pass being a lot and store being known as No. 1314 North Pleasantburg Drive for a term of one hundred twenty (120) months from the first day of January, 1965 to the 30th day of December, 1974 for the operation of a retail store.

FOR AND IN CONSIDERATION of the above Lease, the parties heretocovenant and agree as follows:

1. The rental shall be paid as follows:

(a) The sum of \$39,000.00 payable in installments of \$325.00 each monthly beginning the first day of January, 1965 thereafter through the first day of December, 1974.

(b) For and in consideration of the additional sum of \$1.00 paid by the Lessee, acknowledged as received by the Lessor, the Lessor gives and extends to the Lessee the right to renew this lease for a period of an additional five (5) years commencing at the termination date at the same rental; provided if the Lessee desire the exercise of this option, he shall notify the Lessor in writing at least ninety (90) days prior to the termination of this lease.

The Lessor further gives and extends to the Lessee the right to renew this lease at the end of the first option period for an additional five (5) years provided at that time the parties can agree upon a rental.

2. Lessee shall pay the rent at such place as Lessor may from time to time designate by notice to Lessee.

3. Lessor shall keep the exterior of the premises, excluding any signs of Lessee, but including the foundation, roof, walls and supporting framework, in good condition and repair.

4. (a) Lessee shall furnish all fixtures and equipment as used and contained in said premises except heating fixtures and over-head lighting fixtures.

(b) Lessee shall furnish at Lessee's own expense, any fuel for operating said heating equipment or fixtures on the premises and Lessee shall be responsible for cost of upkeep and repair to said equipment of fixtures.

(c) Electricity and fuel shall be procured by Lessee at Lessee's own cost and expense.

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