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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE

This agreement entered into this 13th day of October, 1967, by and between Edward Nasser and LeRoy Nasser, of Greenville County, South Carolina, hereinafter referred to as Lessors, and Collins Music Co., Inc. of Greenville, South Carolina, hereinafter referred to as Lessee:

WITNESSETH

That in and for the consideration, and upon the conditions as hereinafter set forth the Lessors do hereby lease to the Lessee the following described premises:

"Lot and store building located on Smythe Street, said lot being designated as Lot No. 3, of the Subdivision of Dumean Heights, plat of which is recorded in the RMC Office for Greenville County, in Plat Book D, at Page 67. Also the equipment and fixtures which are attached hereto and made a part hereof."

TERM

This lease shall run for a period of five (5) years, commencing on the 10th day of November, 1967, and ending on the 9th day of November, 1972, both dates inclusive.

RENTAL

In consideration of this lease the Lessee covenants to pay unto the Lessors as rental the sum of Twelve Thousand and No/100 (\$12,000.00) Dollars, which sum shall be due and payable as follows: Two Hundred and No/100 (\$200.00) Dollars shall be due and payable on the 10th day of November, 1967, and thereafter Two Hundred and No/100 (\$200.00) Dollars shall be due and payable on the 10th day of each succeeding and consecutive month, up to and including the 10th day of November, 1972.

OPTION

As part of the consideration hereof, the Lessee is hereby extended an option to renew this lease for an additional period of five (5) years upon the same terms and conditions as



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