

AUG 30 12 46 PM '79

DONNIE L. TANKERSLEY  
R.H.C.

VOL 1110 PAGE 454

#551

LEASE

WITNESSETH:

THIS LEASE made as of the fourteenth day of March,  
19 77, by and between Carolina Enterprises of Greenville,  
Inc.  
Lessor, (hereinafter called LANDLORD), and HIL Enterprises, Inc.,  
a North Carolina corporation, Lessee (hereinafter called TENANT).

For and in consideration of Ten and No/100 Dollars (\$10.00)  
and other good and valuable considerations, the receipt and sufficiency  
of which are hereby acknowledged, the Landlord does hereby lease and  
demise unto Tenant, upon and subject to each of the covenants and under-  
takings hereinafter set forth, as well as each and every covenant,  
agreement, and undertaking set forth in a certain Lease Agreement  
between Landlord and Tenant and bearing even date herewith: (hereinafter  
called the LEASE AGREEMENT), those premises located \_\_\_\_\_  
West Butler Avenue  
in the City of Mauldin, County of \_\_\_\_\_  
Greenville, and State of South Carolina  
(hereinafter called the DEMISED PREMISES) being more particularly  
described in Exhibit "A" attached hereto and made a part hereof,  
together with each and every appurtenance thereunto appertaining.

To have and to hold the same for a term commencing on the  
first day of September, 19 77, and ending  
at midnight on the last day of August,  
19 97, unless sooner terminated as in this Lease provided or per-  
mitted.

Tenant shall be entitled to (four) 4 renewals hereof, each  
for a term of five ( 5 ) years, upon the same  
terms and conditions as herein set forth, except as to term and number  
of renewals, and except as specified in this Lease, and it is agreed  
that Tenant shall notify Landlord not less than sixty (60) days prior  
to the expiration of the original term, or of any renewal term, of its  
intention to exercise its option to renew this Lease. If the Tenant  
does not give notice to exercise its option, this Lease and all succeed-  
ing renewals shall terminate.

Should Tenant remain in possession of the Demised Premises  
after termination of this Lease, or of any renewal term of which Tenant  
shall have availed itself, or after any earlier termination provided or  
permitted by the Lease Agreement, it shall be a Tenant from month-  
to-month at the same rental and on the same conditions, except as to  
term, as herein provided.

As an inducement to Tenant to enter into this Lease, and as an  
express condition of Tenant's liability hereunder, Landlord hereby  
covenants and agrees that none of them, nor any person, firm or  
corporation in which Landlord, or any of them, hold in excess of a

137.20  
Total base rental  
contribution during  
base term = \$348,000.00  
- adw