

said Agreement herein by reference as if fully set forth herein. The terms and provisions of which are hereby modified, amended and supplemented by this Amended Lease Agreement and do hereby republish and declare said original Indenture Lease Agreement except as where amended, modified and supplemented hereinbelow as the true and lawful Lease Agreement between the parties.

All the terms and provisions of the original Lease Agreement between Acme Distributing Company of Greenville, South Carolina and William Ferrell, Lessee shall be in full force and effect except as where modified, changed or amended hereinbelow.

1. PREMISES

That Lessor has and does hereby grant, demise and lease unto the said Lessee the following described premises in the City of Greenville, State of South Carolina:

ALL that certain lot or parcel of land, with the buildings and improvements thereon, situate on the east side of Augusta Street, in the City of Greenville, South Carolina, and having, according to survey made by Dalton and Neves, Engineers, January, 1926, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Augusta Street, which iron pin is 144 feet north of Harris Street, and running thence N. 66-30 E. 120 feet to a post; thence S. 12 E. 74 feet to a stake; thence S. 72-50 W. 130.8 feet to a point in the end of a wall on Augusta; thence with Augusta Street, N. 0-45 W. 62 feet to the point of beginning.

This being the same property conveyed unto the Lessor by deed of Acme Distributing Company of Greenville, South Carolina dated May 28, 1982, recorded in the RMC Office for Greenville County in Deed Book 1169, at Page 159, on June 24, 1982.

2. TERM

To have and to hold the demised premises unto the Lessee for a period of three (3) years beginning on July 1, 1982, and ending at 12:00 noon on July 1, 1985.

3. RENTAL

The Lessee covenants and agrees to pay to the Lessor a monthly rental of Three Hundred and No/100 (\$300.00) Dollars. Said monthly payments to be in advance on the 1st of each and every month during the term of this Lease Agreement. All amounts payable under the above provision, as well as all other amounts payable by the Lessee to the Lessor under the terms of the Lease Agreement, shall be in lawful money of the United States in payment of all debts and

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