

FEB 14 2 02 PM 1955

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS INDENTURE OF LEASE, made and entered into this day of January, 1955, by and between BELMONT REALTY & INVESTMENT CO., F. M. W. CORPORATION, K. M. W. CORPORATION AND A. J. G. CORPORATION, all being South Carolina Corporations, with offices at 411 North Main Street, Greenville, South Carolina, hereinafter collectively called the "LANDLORD", and SEKULOW BROTHERS, INC., a Maryland Corporation, with its principal offices at 36-38 South Paca Street, Baltimore, Maryland, hereinafter called the "TENANT",

WITNESSETH:

1. That the Landlord does hereby demise and lease unto the Tenant the premises, together with all improvements now and hereafter to be erected thereon as hereinafter provided, situated in the City of Greenville, County of Greenville, and State of South Carolina, known and described as follows, to-wit:

All that certain lot and storeroom located thereon known and designated as No. 10 North Main Street, ground floor only, having a width of ten (10') feet from plaster to plaster, and a depth along parallel lines of seventy-four (74') feet and six (6") inches from the front property line to the plaster on the inside of the rear partition. This storeroom is located in a building which is occupied primarily by J. C. Penney Company, and this storeroom is located adjacent to and immediately north of the portion of the building which is occupied by J. C. Penney Company.

2. The Tenant shall have and hold said property with the privilege of quiet and peaceful possession for a term of five (5) years, commencing March 1, 1955 and terminating on the last day of February, 1960, for which the Tenant agrees to pay rental as follows:

The sum of Two hundred sixty-six & 67/100 (\$266.67) dollars per lease month, payable on the first day of each month in advance. The said Two Hundred sixty-six & 67/100 (\$266.67) dollars monthly payment shall be considered the minimum guaranteed rental representing eight (8%) percent on the first Forty Thousand (\$40,000) dollars of gross sales made each lease year, and this minimum guaranteed rental shall constitute the full rent for such years as the

