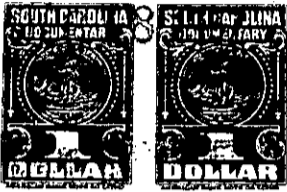


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLELEASE

This contract made and entered into this 20th day of November, 1957 between Mills Steele and Grace S. Prevost hereinafter referred to as Lessor and Patricia Konduras, hereinafter referred to as Lessee.

W I T N E S S E T H:

That in and for the consideration as hereinafter set forth, the Lessor does hereby lease and demise unto the Lessee for a term of three years beginning November 20, 1957 and ending November 19, 1960, the following described premises:



A one story building located near Pendleton Street and having a frontage of approximately 20 feet with a depth of approximately 20 feet, next to Ridgeway's Pharmacy, and being on the corner of Willis St.

As consideration for said premises during the said term, the Lessee promises to pay to the Lessor the sum of One Hundred and Fifty Dollars (\$150.00) per month for the period from November 20, 1957, to November 19, 1960, said rental being payable monthly in advance on the twentieth day of each and every month during the term of this lease.

The Lessee agrees to take the building as it now stands and the Lessee shall only require of the Lessor the use of the premises and it is agreed that the Lessor shall maintain the roof of the building if the same should be in need of repair. It is also agreed that the roof on said building is now considered sound and the Lessor shall not be required to pay any damage from leaks should any occur, but, provided, however, in the event of written notice by the Lessee to the Lessor of necessary repairs in the roof of the premises, the Lessor agrees to have the same promptly repaired. It is further agreed that the outside walls shall be the responsibility of the Lessor and the inside walls, floor and maintenance of the premises shall be the responsibility of the Lessee.

Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to make it unfit for use and occupancy, the same shall be repaired, restored, and made fit for use and occupancy, by and at the expense of the Lessor, and the rent, or a fair and just portion thereof according to the nature and extent of the damages, shall be suspended and cease to be payable until said building is repaired and restored.

It is agreed that in the event one month's rent is in arrears and unpaid for a period of ten days or in the event the Lessee is adjudicated bankrupt or makes an assignment for the benefit of creditors, then in either event, this lease shall terminate at the option of the Lessor.

The Lessee agrees to make no repairs, improvements or alterations to the leasehold premises except at their own expense and after having first obtained the written consent of the Lessor. The Lessee shall surrender said premises at the termination of this lease, in as good condition and repair, ordinary wear and tear excepted, as at the beginning of this lease. The Lessee agrees not to use or permit said premises to be used for any unlawful purpose or permit anything thereon that may become a nuisance and in such event, this lease may be terminated at the option of the Lessor.

The Lessee shall have the right to sublease the premises or assign this lease only with the express written consent of the Lessor and no sublease or assignment with such consent shall in any way release the Lessee from liability under the terms of this lease.

(Continued on Next Page)

