

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
MAY 19 1 47 PM 1966 LEASE

OLLIE B. BOWORTH

I, Vera Merck, Lessor, for and in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto Ruth's Fashions, Inc., Lessee, the following described property:

That certain piece, parcel or lot of land at Route #1, Liberty, South Carolina having situate thereon a 5,000 sq. ft. building and parking lot for approximately 50 cars.

For the term of five (5) years beginning the 17th day of May, 1966 and ending the 17th day of May, 1971 at a rental of \$50.00 per month.

Provided, however, the Lessee shall have the option of renewing this lease for an additional five (5) years at the expiration of the existing term by giving notice of its intention to renew at least thirty (30) days prior to the expiration of the current term. The rental for the terms under this option, if exercised, shall be \$50.00 per month.

1) The Lessee during the current term of this lease or under any future option shall have the right to cancel this lease at its option at any time upon sixty (60) days notice in writing to the Lessor.

2) The Lessee shall pay the rent at such place as Lessor may from time to time designate by notice to Lessee.

3) Lessee shall keep the interior and exterior of the premises, including the foundation, roof and walls, and supporting framework in good condition, in the same or equal condition as they are found at the beginning of this lease, subject to normal wear and tear.

4) The Lessee shall furnish all utilities.

5) The Lessee may assign or sub-lease any portion of the premises without the written consent of the Lessor.

6) If the use of the premises be discontinued or vacated by the Lessee before the expiration of the lease, then the whole of the unexpired term shall become immediately due and payable, unless cancelled under the provisions of paragraph (1) above.

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