

STATE OF SOUTH CAROLINA)
County of GREENVILLE)

This lease made and entered into by and between James M. Gilfillin, hereinafter referred to as the Lessor, and The Wayside Shop, Inc., hereinafter referred to as the Lessee, witnesseth:

1. That in and for the consideration hereinafter expressed the Lessors do hereby let and lease unto the Lessee the store room situate in the City of Greenville, South Carolina, on the northwest corner of East Washington and North Irvine Streets, known and designated as #217-219 E. Washington Street, according to the city enumeration of Greenville, S. C. Said store having a width of approximately 64 feet at the front and being approximately 125 feet in depth. The term of this lease shall run for a period of Two (2) years beginning October 1st, 1976 and terminating September 30th, 1978.

In consideration of said premises, the Lessee agrees to pay the Lessor for the first year a rental of Forty-Five Hundred and No/100 (\$4,500.00) per annum, payable in equal monthly installments of Three Hundred Seventy-Five and No/100 (\$375.00). For the second year the Lessee agrees to pay the Lessor a rental of Forty-Eight Hundred and No/100 - - (\$4,800.00) per annum, payable in equal monthly installments of Four Hundred and No/00 (\$400.00). Installments payable on the 10th of each and every consecutive month during the said term.

2. It is understood and agreed that the Lessee shall maintain the interior of said building and do whatever painting and repairs he deems necessary with permission of Lessor.

3. In the event any monthly rental payment shall be in arrears and unpaid for a period of sixty days, or in the event the Lessee shall be adjudicated bankrupt, voluntary or involuntary, or shall be placed in the hands of a receiver or shall make an assignment for the benefit of its creditors, or fails to comply with any provisions of this lease, in such event this lease shall terminate at the option of the Lessor.

4. It is further understood and agreed that the Lessee herein will not assign this lease or sub-lease said premises or any part thereof without first obtaining the written consent of the Lessor herein.

5. The Lessor will maintain the roof and outer walls of said building and the exterior structural portions thereof in a reasonably good state of repair, but shall not be liable to the Lessee for any damage or loss occasioned by damage until Lessee shall have first given the Lessor written notice of the defective condition of said roof and the Lessor allowed a reasonable time thereafter in which to make the necessary repairs thereto, taking into consideration prevailing circumstances and conditions.

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