

21. Before the Lessor leases the basement to Unit No. 2, he shall give the Lessee first refusal to lease the same at a monthly rental of \$25.00 per month and if Lessee does lease said basement the term thereof shall expire on December 31, 1958, rent to be payable as provided in Paragraph 1 hereof.

The Lessee shall have an option to renew this lease for a five year period and if said option is exercised the fixed rental for the entire term shall be eighteen Thousand and no/100 (\$18,000.00) Dollars, payable Three Hundred (\$300.00) Dollars per month; in addition to the fixed rental the Lessee shall pay a percentage rental equal to four (4%) per cent of the amount of gross sales in excess of Ninety Thousand and no/100 (\$90,000.00) Dollars for each lease year of the five year extension, all other terms and conditions of said lease to remain the same. In order for the Lessee to exercise this option, written notice of the intention to renew the lease must be received by the Lessor not later than midnight, June 30, 1958. If said option is not exercised by said date, the same shall be null and void and of no effect.

STANDARD LEASE FORM

PLEASANTBURG SHOPPING CENTER  
GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA } ADDENDUM TO LEASE  
COUNTY OF GREENVILLE } PERCENTAGE RENTAL PROVISIONS

THIS AGREEMENT, made this 19th day of November 19 53, by and between James W. Curdts, Trustee, sometimes hereinafter called "Lessor," and W. A. Wilson and R. R. Martin, doing business as Wilson's

5¢ to \$1.00 Store, sometimes hereinafter called "Lessee," is an addendum to the Lease made by and between the parties hereto, of even date herewith, whereby Lessor is leasing to Lessee certain premises located in Pleasantburg Shopping Center, Greenville, S. C., and this addendum is hereby made a part of said lease for the purpose of providing for certain percentage rental provisions as reserved in paragraph 1 (b) of said lease. This agreement is executed simultaneously with the above mentioned lease and constitutes a part of the consideration therefor.

Lessee herewith agrees to pay to Lessor a sum for each respective year of the term of the Lease, payable on or before the 30th day after the end of said year as percentage rental in accordance with the Percentage Rental Provisions herein set forth, computed from the gross sales for said year, as follows:

For the first three (3) years of the lease the Lessee shall pay a percentage rental equal to four (4%) per cent of the amount of gross sales in excess of Eighty-Two Thousand Five Hundred and no/100 (\$82,500.00) Dollars for each such lease year.

For the last two (2) years of the lease the Lessee shall pay a percentage rental equal to four (4%) per cent of the amount of gross sales in excess of Ninety Thousand and no/100 (\$90,000.00) Dollars for each such lease year.