

TERM

TO HAVE AND TO HOLD The above-described premises with all the rights, easements and appurtenances thereunto belonging and attaching unto the Tenant, its successors and assigns, for and during the term of twenty (20) years, unless this lease shall be sooner terminated as hereinafter provided, commencing on the 1st day of January, 1956, and ending on the 31st day of December, 1975.

RENTAL

The Tenant agrees to pay to the Landlord for said premises the following rental:

(a) For and during the entire twenty years of the term hereby leased the sum of Thirteen Thousand Five Hundred (\$13,500.00) Dollars per annum, payable in equal monthly installments of Eleven Hundred Twenty-five (\$1,125.00) Dollars each, in advance on the first day of each and every month during said term. Said rental is hereinafter for convenience sometimes called "fixed rent."

(b) In addition to said fixed rent, the Tenant shall pay to the Landlord in the manner and upon the terms and conditions and at the times hereinafter set forth the following amounts, if any, which amounts are hereinafter for convenience called "percentage rent":

A sum equal to one and one-half percent ($1\frac{1}{2}\%$) of Tenant's aggregate gross sales in excess of \$570,000.00 for each lease year.

It is contemplated by Landlord and Tenant that Tenant may acquire by lease other property in Greenville, South Carolina, situate on and adjacent to the north side of the premises hereinabove described fronting 23.65 feet on the west side of North Main Street and 20 feet on the east side of North Laurens Street as shown on plat made by Dalton & Neves, May, 1940, sometimes referred to as the "Cauble property", and that the Tenant may also acquire by lease other property in Greenville, South Carolina, situate at the southeast corner of the intersection of North Laurens Street and East Coffee Street and adjacent to the northerly side of the said "Cauble property." The percentage rental hereinabove referred to shall be payable from the aggregate gross sales of the Tenant made both from the premises hereby leased and the adjoining premises known as the "Cauble property" and the premises known as the