

Gregory's Laundry & Cleaners and Pleasantburg Drive Package Store, while trading with the respective merchants.

To the rear of the building herein leased is an area for parking. Lessee is granted the right to use this area for parking and for that purpose is granted the right of ingress and egress over a twelve (12) foot driveway which is located adjacent to A & W Drive-In leading from Laurens Road.

RIGHT OF LESSOR IN EVENT OF DEFAULT IN PAYMENT OF RENT

Should any installment of rent be past due and unpaid for a period of thirty (30) days after the same is due, the Lessor may, at his option, after giving five (5) days notice in writing, either:

(a) Declare the full rental for the entire period due and payable immediately and resort to any legal remedies at law or in equity for the enforcement or collection of the rent, or to recover damages for the breach of said covenants; or

(b) Declare this Lease terminated and enter and take possession of the leased premises and thereafter hold the same free of any rights of the Lessee to use said premises by the said Lessee, nevertheless, to have the right to recover from the Lessee any and all sums which, under the terms of this Lease, may then be due and payable for the use of the leased premises, provided the Lessee shall not have paid said rent before the expiration of such notice.

Executed and delivered the day and year first above written.

IN THE PRESENCE OF:

| | |
|--|---------------------------------------|
| <u>M.O. Couch</u> | <u>Jamile J. Francis</u> (LS) |
| | Jamile J. Francis Lessor |
| <u>Jam M Joseph</u> As to Lessor | <u>Vince J. Perone</u> (LS) |
| <u>Stephen B. Kordush</u> | Vince J. Perone |
| <u>Emmice D. Shelton</u> As to Lessee | <u>Emil U. Stet</u> (LS) |
| | d/b/a Perone's Delicatessen Lessee |

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