

The Lessee agrees to pay for all utilities and the Lessor shall keep the premises in a good state of repair and maintain adequate and suitable free parking facilities for at least 100 automobiles for the shopping center within the block. The Lessee shall return the premises to the Lessor at the termination of this lease or options and agrees to make no structural change therein without the written consent of the Lessor. The Lessee is given the privilege to erect outside signs.

If during the term of this lease or any extension thereof the building is damaged by fire or other casualty and rendered untenable, then this lease shall be cancelled. If Lessor rebuilds the building within one year, Lessee has the option to continue this lease on the same terms.

The Lessee has the right to assign or sublet any portion or all of the leased premises. It is understood that this building is being leased for the purpose of maintaining a business therein.

As part of the consideration hereof the Lessee is hereby granted ten options to renew this lease on the same terms and at the same rental for additional periods of one year each for ten successive years after the expiration hereof, and the Lessee must exercise each option by giving written notice to the Lessor no later than ten days prior to the expiration of the lease or option.

Should the Lessee fail to pay the monthly installments of rent for a period of 30 days, then the Lessor may declare the lease terminated and expell the Lessee without prejudice to other remedies.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written, and to the faithful performance hereof do hereby bind their successors, their heirs, executors, administrators and assigns.

In the presence of:

W. Duff
Cecil Duff

Sara W. Griffin
Lessor

GREENVILLE STORES CORPORATION

By [Signature] President
Lessee

(continued on next page)

Handwritten notes:
S.W.G.
D.W.G.