

MAY 27 1984

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BOOK 749 PAGE 555

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

COMMISSION AGREEMENT

WHEREAS, Lawrence Reid as Lessor,
and Southland Corporation as Lessee,
have entered into a certain lease agreement dated day of
19 , covering the following described premises, to wit:

A Handy Pantry location located on a portion of the Lessor's property fronting on Sweet-Briar Road and having a 30 ft. access drive from S. C. 291. More specifically, this Handy Pantry store is that unit in the city of Greenville located adjacent to the A & P Super Market on 291 By-pass near East North Street.

and known as , and

WHEREAS, said Lessor recognizes that valuable services have been rendered by ALESTER G. FURMAN CO., as Agents, in procuring said lease.

NOW, THEREFORE, in consideration of and as compensation for the services rendered by Alester G. Furman Co. in procuring the aforesaid lease agreement, Lessor agrees to pay and hereby assigns to Alester G. Furman Co. five per cent (5%) of all rentals thereafter paid by Lessee to Lessor as rent for the above described premises or any part thereof, whether paid under said lease or any renewal or extension thereof, or any other lease of said premises by Lessee from Lessor.

If Lessor sells said above described premises, or assigns said lease, any purchaser or assignee shall take subject to this agreement and Lessor shall require any purchaser or assignee to assume Lessor's obligations under this agreement. In default of such assumption by such purchaser, Lessor shall remain in all respects liable under this agreement.

Lessor agrees that if Lessee acquires title to the leased premises during the term of this lease or any extension thereof, Lessor will pay to Alester G. Furman Co. the rental commission that would have accrued to it under the terms of this commission agreement if the property had not been purchased by Lessee -- such payments to

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