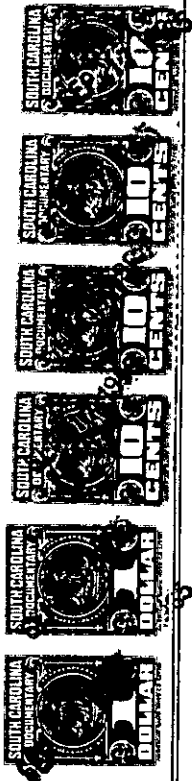


STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE



This lease made and entered into by and between Victor D. Gifford, hereinafter referred to as the Lessor, and Jack H. Henderson, doing business as Henderson Hardware Company, hereinafter referred to as the Lessee, witnesseth:

That in and for the consideration hereinafter expressed, the Lessor does hereby let and lease unto the Lessee that certain lot of land with the improvements thereon situate in the City and County of Greenville, S. C., having a frontage of ~~thirty~~ ^{West V.D.G.} feet on the ~~east~~ side of East North Street, and an additional ten feet ^{South V.D.G.} on the ~~west~~ side of same said property, and an additional twenty feet ^{West V.D.G.} on the north side of same said property for parking or improvement, same said improvements to be at the expense of Lessee, for a period of five (5) years commencing on the 1st day of May 1965 and expiring on the 30th day of April, 1970.

In consideration for said premises, the Lessee agrees to pay to the Lessor as rent therefor the sum of Twelve Hundred Dollars (\$1,200.00) per year payable in equal monthly installments of One Hundred Dollars (\$100.00) each, said monthly installments to be paid on or before the 10th of each consecutive month during said term.

It is understood and agreed that the Lessee shall have the option of extending said lease for an additional period of five (5) years from and after April 30, 1970, provided said Lessee shall give to the Lessor written notice at least thirty (30) days prior to April 30, 1970 of his intention to exercise said option.

In the event any monthly installment of rental shall be in arrears and unpaid for a period of thirty (30) days or in the event the Lessee violates any of the terms and provisions of this lease or shall be adjudicated bankrupt or placed in the hands of a receiver or makes an assignment for the benefit of his creditors, upon the happening of either event, this lease shall thereupon terminate at the option of the Lessor.

In the event the Lessee exercises his option to extend said lease for an additional period of five years in the manner above outlined, the rental for said additional five year period shall be the sum of One Hundred Twenty-five (\$125.00) per month.

(Continued on next page)