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GREENVILLE CO. S.C.

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S. B. A.

STANDARD LEASE

This Indenture of Lease, made on the 18th

day of October, 1974 by and between STANLEY G. TATE
and EDWARD L. DENISON, d/b/a INVESTMENTS DIVERSIFIED LIMITED,

----- corporation, having its principal place of business in Dade County,
Florida, hereinafter called the "Landlord" or "Owner," which term shall include its successors and
assigns wherever the context so requires or admits, and

JOHN MORROW d/b/a MORROWS ELECTRONICS AND APPLIANCES,

herein designated as the "Tenant" which term shall include their successors or assigns wherever the context so requires
or admits.

Witnesseth:

ARTICLE I

LEASED PREMISES

That for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration each to the
other in hand paid, and in consideration of the payment from time to time of the rents hereinafter stipulated and for
and in consideration of the performance by the Tenant of the covenants hereinafter contained by the Tenant to be kept
and performed, the Landlord has leased, let and demised and by these presents does lease, let and demise unto the Tenant,
and the Tenant accepts from the Landlord, those certain premises, now or hereafter to be erected in the
W.T. Grant Shopping Center (herein called the "Shopping Center") in the City of Greer,
County of Greenville and State of S. Carolina, which premises consist of a store having a
width of 30 feet approximately, front and rear, from center wall to center wall, by a depth of 100
feet, approximately, measured from the front building line to the rear building line, containing an area of approximately
3,000 square feet, herein called "the leased premises" or "demised premises". The boundaries and loca-
tion of the leased premises are outlined in red or identified by cross-hatching on the site plan of the Shopping Center,
which is marked Exhibit "A" attached hereto and made a part hereof.

The use and occupation by the Tenant of the leased premises shall include the use in common with others entitled
thereto of the common areas, employees' parking areas, service roads, loading facilities, sidewalks and customer car
parking areas shown and depicted on "Exhibit A" and other facilities as may be designated from time to time by the
Landlord, subject, however, to the terms and conditions of this agreement and to reasonable rules and regulations for
the use thereof, as prescribed from time to time by the Owner.

COMMENCEMENT OF TERM

November 1, 1974.

The term of this lease, and Tenant's obligation to pay rent, shall commence on ~~the earlier of the following days~~
~~(a) the date which is thirty (30) days after the Landlord or the Landlord's supervising architect notifies the Tenant in~~
writing that the premises are ready for occupancy, or (b) the date on which Tenant shall open the leased premises for
business to the public, whichever shall first occur. In the event that the expiration of the said thirty (30) day period
does not occur on the first day of the month, or the Tenant shall have opened the leased premises for business to the
public on a day other than the first day of the month, then the term hereunder shall commence on the first day of the
month next succeeding the expiration of said thirty (30) day period, or next succeeding the opening of the leased prem-
ises for business. In that event, however, the Tenant shall pay rent for the fractional month on a per diem basis
(calculated on the basis of a thirty-day month) until the first day of the month when the term hereunder commences
~~(but the percentage rent shall be paid as hereinafter stated, and thereafter the minimum rent shall be paid in equal~~
monthly installments on the first day of each and every month in advance.

LENGTH OF TERM

The term of this lease shall be for Five years and ----- months following the commencement
of the term as provided in the preceding paragraph. (See attached Rider for Renewal Option)

~~FAILURE OF TENANT TO OPEN~~

~~In the event that the Tenant receives notice that the leased premises are ready for occupancy as herein defined and~~
~~fails to take possession and to open the leased premises for business full fixtured, stocked and staffed within the time~~
herein provided, then the Landlord shall have, in addition to any and all remedies herein provided the right at its option
to collect not only the minimum rent herein provided, but additional rent at the rate of

~~(\$ -----) Dollars per day for each and every day that the Tenant shall fail to commence to do~~
business as herein provided; said additional rental shall be deemed to be in lieu of any percentage rent that might have
been earned during such period of the term of this lease.

EXCUSE OF LANDLORD'S PERFORMANCE

Anything in this agreement to the contrary notwithstanding, providing such cause is not due to the willful act or
neglect of the Landlord, the Landlord shall not be deemed in default with respect to the performance of any of the
terms, covenants and conditions of this lease if same shall be due to any strike, lockout, civil commotion, war-like opera-
tion, invasion, rebellion, hostilities, military, or usurped power, sabotage, governmental regulations or controls, inability
to obtain any material, service or financing, through Act of God or other cause beyond the control of the Landlord.

~~JOINT OPENING~~

~~Tenant shall cooperate in an endeavor to effect a joint opening of the Shopping Center and accordingly if so~~
~~requested by Landlord in writing, will delay the opening of its store for a period not to exceed thirty (30) days from~~
~~the date it otherwise would have opened its store for business; but if Tenant does so at the written request of the~~
Landlord, then notwithstanding any provision to the contrary herein contained, the commencement date of the term
of this lease shall be the first day of the month next succeeding such joint opening, and Tenant shall pay rent for
the fractional month from the date of such joint opening to said date of commencement of the term in the manner
provided herein.

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