

State of South Carolina

County of GREENVILLE

Southern Mortgage Investment Co., Inc. a South Carolina Corporation lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Wallace R. Morris, d/b/a Morris Barber Shop

for the following use, viz.: Barber and Manicure Shop

The building at #405 North Main Street, just across the entrance and exit drive-
way which separates this building from the office of the Cabana Inn Motel; together with
two automobile parking spaces immediately north of and adjacent to the leased premises.

for the term of Three (3) years, commencing at 7:00 A. M. on Monday, May 6, 1974 and
terminating on May 5, 1977, at midnight.

Handwritten initials: W.R.M. and 7:30 PM

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

One Hundred Seventy-five & no/100 (\$175.00) Dollars

per month payable between the 5th and 15th of each month beginning

May 5, 1974.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee
only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the
roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from
leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor
so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the
unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be
consented to by the lessor before being erected.

In addition to the building, size approximately 18' x 38', which is hereby being leased, the
Lessor agrees to let the Lessee have the use of one small adjacent room for storage and
also the use of the adjacent restroom which has one commode and one lavatory. Lessor
agrees to furnish to Lessee in connection with this lease all utilities, including hot and
cold water, electricity and the fuel required to operate the unit now located in these premi-
ses which supplies heat in the winter and cooling in the summer.

Lessee agrees to make his own arrangements and pay all charges in connection with
any telephone or telephones which he may have installed in the premises.

Lessor hereby grants to the Lessee the exclusive option of extending this lease for
an additional term of three (3) years after May 5, 1977 at the same rental and on the same
terms and conditions.

Handwritten initials: W.R.M.

To Have and to Hold the said premises unto the said lessee His
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall run from the
year 1974 to the year 1977, unless the parties hereto shall agree to terminate the lease at any time after the expiration of the term above men-

tioned give to the other party
months written notice previous to the time of the desired
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one (1)
months after of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of
glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and
agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-
rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 25 day of April, 1974

Witness:

Handwritten signatures: Leticia L. Lawless, Jess Durham

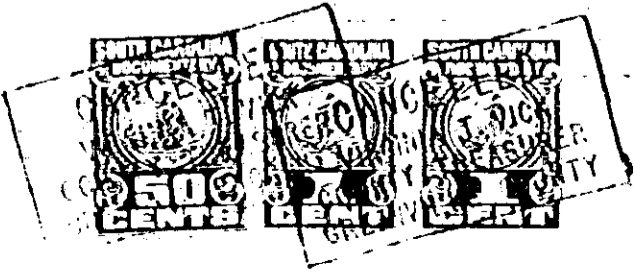
Southern Mortgage Investment Co., Inc. (SEAL)

By: (Handwritten signature) (SEAL)

LESSOR (SEAL)

Wallace R. Morris (SEAL)

Wallace R. Morris (SEAL)
d/b/a Morris Barber Shop
LESSOR



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