

STATE OF SOUTH CAROLINA )  
 ) LEASE  
 COUNTY OF GREENVILLE )

THIS LEASE AGREEMENT made and entered into this 11th day of August, 1975 by and between R.M. Caffery, hereinafter referred to as Lessor, and Capital Equipment Co., Inc., hereinafter referred to as Lessee,

WITNESSETH:

Lessor, in consideration of the rental hereinafter mentioned, has hereby let and conveyed unto the Lessee that unit in the Capital Equipment Building formerly occupied by Pea's Beauty Shop, located at 1117 S. Eastman Drive, Greenville, South Carolina, together with the Baccari's Pizza Restaurant and operated by the late Gordon Florist.

To have and to hold said premises for a period of three years, beginning on July 1, 1975 and terminating on July 31, 1978.

The Lessee agrees to pay to the Lessor, as rent for the said premises, the sum of \$125.00 for the months of August and September, 1975; the sum of \$250.00 for the months of October, November and December, 1975; the sum of \$275.00 per month during the year 1976; and the sum of \$300.00 per month during the year 1977, continuing through July, 1978.

Lessor agrees to give to the Lessee an option to renew the within lease for a period of three years under the same terms and conditions set forth herein, at a rental of \$300.00 per month, in advance on the first day of each month, during the term thereof. This option shall be exercised by

5.2.00



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