

LAND LEASE CORPORATION
P. O. BOX 3215
SPARTANBURG, SOUTH CAROLINA 29302

VI 1045 863

THIS LEASE, made this 25th day of March, 1975
by and between Land Lease Corporation first
party, (hereinafter called "Lessor"); and Craft Drug Store LTD.
second party, (hereinafter called "Lessee");
and The Furman Co. third party, (hereinafter called "Agent"):

W I T N E S S E T H

Premises

1. The Lessor, for and in consideration of the rents, covenants, agreements, and stipulations hereinafter mentioned, reserved, and contained, to be paid, kept and performed by the Lessee, has leased and rented, and by these presence does hereby lease and rent unto the said Lessee, and said Lessee hereby agrees to lease and take upon the terms and conditions which hereinafter appear, the following described property:

That storeroom having an inside dimension of 60 feet in width and 130 feet in length having a total space of approximately 7,800 square feet. Said storeroom is located in a shopping center known as Cedar Lane Village, Cedar Lane Road near City of Greenville, Greenville County, South Carolina.

Term

2. To have and to hold the same for a term beginning on the 1st day of April, 1976, or date of occupancy, and ending on the 31st day of March, 1986, at midnight, unless sooner terminated as hereinafter provided, or ten years from date Lessee takes possession of building.

Rental

3. Lessee agrees to pay Lessor through THE FURMAN CO. Agents, a monthly rental of One Thousand, One Hundred, Thirty-seven and 50/100's (\$1,137.50) DOLLARS in advance, on or before the 1st. day of each month, said monthly installment being a minimum guaranteed rental.

In addition to the minimum guaranteed rental, Tenant shall also pay to Lessor at Agent's address percentage rental for each calendar year during the term of this lease in an amount equal to the percentage rate specified 2.7% multiplied by the total gross sales over \$505,555.00 per year made in or from the demised premises during such calendar year over the minimum guaranteed rental paid by Tenant to Landlord at Agent's address for such calendar year. The percentage rental shall be paid annually as follows: On or before the 15th day of January each calendar year for the period January 1st. to December 31st. In on event shall the rent to be paid by Tenant and retained by Landlord for any calendar year be less than the annual minimum guaranteed rental herein specified.

The term "Gross Sales" as used herein shall be construed to include the entire amount of the sales price, whether for cash or otherwise, of all sales of merchandise (including gift and merchandise certificates), services and other receipts whatsoever of all business conducted in or from the Demised Premises, including mail or telephone orders received or filled at the Demised Premises, deposits not refunded to purchasers, orders taken, although said orders may be filled elsewhere, sales through vending machines or other devices, and sales by any sublessee, concessionaire or licensee or otherwise in said premises. Each sale upon installment or credit shall be treated as a sale for the full price ~~in the month during which such sale was made irrespective of the time when Tenant receives payment from its customer. No deduction shall be allowed for uncollected or uncollectible credit accounts,~~ Gross sales shall not include, however, any sums collected and paid out for any sales

510
AS