

NOV 27 1976

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
DONN E. HANFORD )  
) REAL ESTATE LEASE AGREEMENT )

THIS LEASE AGREEMENT, made as of the 1st day of Nov., 1976,  
by and between F. Towers Rice and Ronald L. Nix,  
hereinafter called "Landlord",

and  
Sun Store, Inc., a South Carolina Corporation with its principal  
hereinafter called "Tenant," place of business at Greenville, South Carolina.

WITNESSETH:

The parties hereto agree for themselves, their successors, and  
assigns as follows:

1. PREMISES. Landlord leases to Tenant, and Tenant hereby accepts  
and rents from Landlord, the property described in the attached Exhibit A,  
together with a building erected or to be erected thereon, hereinafter  
collectively called "premises."

TO HAVE AND TO HOLD the said demised premises and appurtenances  
upon the terms and conditions hereinafter set forth.

2. IMPROVEMENTS AND DELIVERY OF DEMISED PREMISES. Landlord shall  
at its own cost and expense, construct or cause to be constructed on said  
real property a building, containing approximately 1,680 square feet  
all in accordance with drawings and outline specifications approved or to  
be approved by the parties hereto, provided that neither party shall un-  
reasonably withhold any such approval required of it. All such work shall  
be performed by Landlord in good and workmanlike manner and in accordance  
with applicable governmental regulations; and upon completion of such,  
Landlord shall deliver the demised premises to Tenant by giving Tenant  
written notice of completion of said building. Landlord shall deliver the  
demised premises to Tenant on or before November 1, 1976, unless  
delayed by changes ordered in the work or by labor disputes, fire, unusual  
delay in transportation, unavoidable casualties or any other causes beyond  
Landlord's control.

At any time prior to the delivery of the demised premises as afore-  
said, Tenant shall have the right at its own risk to enter upon the demised  
premises for the purpose of making measurements therein and for any other  
reasonable purpose expressly permitted by Landlord; provided, however, that  
such entry shall not interfere with any of the work then being done by or  
on behalf of the Landlord, and Tenant shall indemnify Landlord against any  
loss or liability arising therefrom.

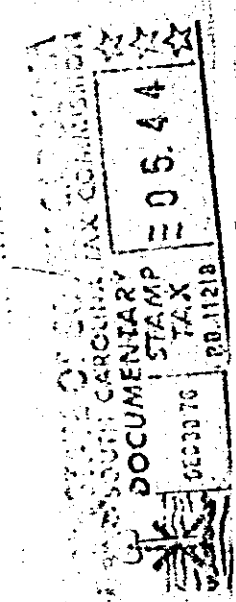
3. TERM. The term of this lease shall be for a period of three  
(3) years  
beginning on the date of delivery of the demised premises by Landlord to  
Tenant as hereinabove provided.

4. OPTION TO RENEW. Tenant is hereby granted the option  
to renew and extend the term of this lease for THREE (3) YEARS  
the term to begin upon the expiration of the original term of  
this lease. The rental rate of this option shall be \$500 per  
month increased by the same percentage as the increase in the  
Consumer Price Index since the beginning of this lease; (this  
Consumer Price Index is published by the Bureau of Labor Sta-  
tistics, United States Department of Labor); or the herein des-  
cribed percent of volume, whichever is greater. Tenant may  
exercise any such option only (a) if it is not in default here-  
under, and (b) by giving Landlord written notice of such exer-  
cise not later than three (3) months prior to the expiration  
of the term of this lease.

5. RENTAL. Tenant shall pay to Landlord for the use and occupancy  
of the demised premises and appurtenances thereto rental ~~xxxxxxx~~  
~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~  
~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~  
the sum of one and one-half per cent (1 1/2%) per month monthly  
gross sales with a minimum of Three Hundred Dollars (\$300.00) per  
month for the first year of the within lease, Five Hundred Dollars  
(\$500.00) per month for the second lease year and Seven Hundred Fifty  
Dollars (\$750.00) per month for the third lease year, whichever sum

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