

GREENVILLE CO S.C.

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

LEASE

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This lease agreement made and entered into this 1st day of December, 1975, by and between John P. Abney, his heirs, executors and assigns, hereinafter referred to as the Lessor and Handee Mart Food Stores, Inc., hereinafter referred to as the Lessee.

WITNESSETH:

That for and in consideration of the rent reserved and the mutual covenants and agreements contained, it is agreed as follows:

1. The Lessor does hereby grant, bargain, demise and lease unto the Lessee and the Lessee does hereby lease, hire and accept the building to be constructed on the following described property:

ALL that piece, parcel or lot of land lying and being situated within Greenville County, South Carolina, on the northern side of White Horse Road and being more particularly described on the plat of property of S. D. Kennemore recorded on March 10, 1953; and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of White Horse Road at the intersection of Gordon Street and running thence with the northern boundary of Gordon Street N. 80-08 E. 144.4 feet to an iron pin; thence running S. 10-49 W. 145 feet to an iron pin; thence N. 10-49 E. 107.5 feet on the northern boundary of White Horse Road to an iron pin at the beginning point.

It is the intention of the Lessor to lease to the Lessee that building to be constructed for Lessee according to Lessee specifications and plans. Lessor specifically reserves the right to construct more buildings on the property.

2. To have and to hold the above described premises for and during the term of ten (10) years commencing thirty (30) days after construction of said building.

3. The Lessee agrees to pay to the Lessor during the aforesaid term of ten (10) years, rental of Four Hundred Fifty (\$450.00) Dollars per month, payable one (1) month in advance, and due and payable on the tenth of each month thereafter.

The Lessor does hereby grant unto the Lessee the right and option of extending said lease for an additional five (5) years. The rent

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