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THIS LEASE Made this 20th day of July, 1977.
DONNIE S. TANKERSLEY
R.H.C.
by and between Lawrence E. McNair

Individual ~~NONOXXXXX~~ first party (Landlord); Dixie of South Carolina, Inc., a Virginia corporation, second party (Tenant); and Paul C. Aughtry III third party (Agent).

W I T N E S S E T H

That for an in consideration of the mutual covenants herein contained and other good and valuable considerations, the receipt of which is hereby acknowledged, the parties agree as follows:

(1) Leased Premises and Term: Landlord hereby demises and leases to Tenant those premises known as 437 N. Pleasantburg Drive, Greenville, South Carolina 29607, including but not limited to parking lots, sidewalks and other appurtenances, more particularly described in Exhibit A attached hereto, initialed by the parties, and by this reference made a part hereof (Premises). ^{See Addendum #4} The lease term shall commence on August 15, 1977 and terminate thirty-six (36) months thereafter, with two (2) successive three year options thereafter. Tenant shall give Landlord written notice of its intention to exercise each such option at least three (3) months prior to expiration of each respective option period.

(2) Rent: Tenant agrees to pay rent of One Thousand One Hundred Sixty-two and 50/100 Dollars (\$1,162.50 per month, in advance, beginning on the First day of September, 1977 and continuing on the 1st day of every month during said term, and any renewals and extensions thereof. ^{*See Addendum #1} All rents due hereunder shall be payable at the offices of Lawrence A. McNair, P. O. Box 6591, Greenville, South Carolina 29606. Tenant shall be given possession of the Premises Thirty days prior to the commencement of the lease term for purposes of doing such remodeling, fixturing and stocking of the premises as Tenant shall deem desirable, without charge therefor. Tenant shall pay one-half month's rent for the period August 15, 1977 to September 1, 1977.

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(Signature)

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