

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

1079-648

THIS LEASE AGREEMENT executed this the 10th day of February, 1977 by and between Thomas H. Coker and Jeane H. Coker, Greenville, South Carolina, hereinafter referred to as "Lessors" and The McCray Corporation, hereinafter referred to as "Lessee" is as follows:

W I T N E S S E T H

The Lessors do hereby lease, demise and let unto the Lessees and the said Lessees do hereby accept and lease from the Lessors the following premises:

ALL that piece, parcel or lot of land with improvements thereon, subject to all of the terms contained herein, at 3021 Augusta Road, Greenville, South Carolina, said lot containing approximately 124.34 front feet on Augusta Road.

1. It is specifically agreed by the parties hereto that the leased premises are to be used for the conduct of a general laundry and drycleaning business including pressing, and for the use of coin operated equipment. Any other use other than that hereinabove set forth must be expressly approved by the Lessor in writing.
2. This lease shall commence on the 1st day of February, 1979 and shall be for a three (3) year period terminating on the 31st day of January, 1982, monthly rentals shall be paid in advance on the 1st day of each and every month; 1st year (12 months) rentals shall be in the amount of Six Hundred Twenty-five and No/100 (\$625.00) Dollars each and every month; 2nd year rentals (12 months) shall be in the amount of Six Hundred Fifty and No/100 (\$650.00) Dollars each and every month; 3rd year rentals (12 months) shall be in the amount of Six Hundred Seventy-five and No/100 (\$675.00) Dollars each and every month. At the end of the initial term (3 years), the parties hereto agree that a renewal hereof will be executed at and upon new negotiated terms which shall be satisfactory to the parties herein.
3. All monthly rental checks shall be paid by the Lessee by check payable to the Lessors and mailed to the Lessors' mailing address as they may from time to time designate.
4. The Lessee agrees to keep the interior of the premises in a good state of repair and clean at all times. The Lessee shall be solely responsible for the repair of the heating units, plumbing, electrical wiring, and lighting systems. Lessee agrees further to replace any glass that may be broken, and Lessee further agrees not to perform any acts or conduct any business on the leased premises which would deteriorate the premises or violate any state or local laws. Lessors agree to keep and maintain the roof and structural walls of the building in good condition but the Lessors shall not be responsible for any other repairs during the term of this lease.
5. The Lessee further agrees to keep the premises free from any and all liens of any type whatsoever and it further agrees to hold the Lessors harmless from any suits at law or inequity that may arise from its occupancy of the building.
6. The Lessee further agrees to pay all utility bills which shall include the payment of water, gas, heat, lights, power, telephone services, and any and all services and utilities consumed by it during the term of this Lease.
7. The Lessee agrees to indemnify and hold harmless the Lessors from liability for damages to any person or persons or property in or about the leased premises resulting from the negligence of Lessee or its agents. Lessee further agrees that it will, during the term of this Lease, procure and keep in effect public liability and property damage insurance in such reasonable sums as will insure against liability and as is approved in form and amounts by the Lessors. The Lessee covenants and agrees that it shall be solely responsible for all equipment owned by it situate in the building and shall insure same against fire damage and other perils.
8. The Lessee specifically agrees that the Lessors shall have the exclusive right during the term of this Lease to construct an additional building upon the leased premises herein. Lessee does further agree that parking area in front of the existing building shall become common ground for both buildings and that there shall be no reduction in rent when this additional building is constructed and the parking becomes common ground for the new building.

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