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GREENVILLE CO. S.C.

VOL 1081 PAGE 531

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RECORDED BY
M.M.C.

STATE OF SOUTH CAROLINA)

SUBLEASE AGREEMENT

COUNTY OF GREENVILLE)

THIS SUBLEASE AGREEMENT entered into as of the 6th day of June, 1978, between ONE HOUR CLEANERS OF SPARTANBURG, INC., hereinafter referred to as Sublessor, and VINCENT J. PERONE, hereinafter referred to as Sublessee,

W I T N E S S E T H :

For and in consideration of the rents reserved and the mutual covenants and agreements hereinafter contained, the parties hereto hereby agree as follows:

(1) The Sublessor does hereby grant, bargain, demise, rent and lease unto the Sublessee and Sublessee does hereby lease, hire and accept the following described real property:

Building and lot located on North Pleasantburg Drive,
Highway 291 By-Pass.

Lot Size: 125 ft. X 175 ft.

(2) The term of the lease shall be from the date of this sublease, June 6, 1978 until August 1, 1978. Sublessee has deposited in escrow with the law firm of Brissey, Lathan, Smith and Barbare the sum of Four Thousand Three Hundred Eighty and No/100 (\$4,380.00) Dollars. This sum is refundable only on the conditions set forth in that Agreement of even date herewith between the parties hereto. If said escrow deposit is not refunded as provided in said Agreement and the Sublessee does not continue this sublease beyond August 1, 1978, as hereinafter provided, then said sum shall be paid out of escrow to the Sublessor as rent for the period June 6, 1978, to August 1, 1978.

(3) Sublessor hereby grants to Sublessee an option to continue the Sublease for an additional one (1) year term beginning August 1, 1978, or whenever Sublessee opens the premises for business, whichever event first occurs. The rental for the one (1) year period shall be \$17,520.00 but the Sublessee shall be credited with the \$4,380.00 paid under the terms of Paragraph (2) above, leaving a balance due for the term of \$13,140.00. This amount shall be paid in equal monthly installments of \$1,460.00 for nine consecutive months commencing August 1, 1978.

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