

If the Sublessee elects to extend this lease for the one year term commencing August 1, 1978, the Sublessor warrants that as of August 1, 1978, the mortgage to South Carolina National Bank will not be in default and Sublessor shall obtain a statement from said Bank to that effect and verifying that the total monthly payments is One Thousand Two Hundred Ninety-two and 12/100 (\$1,292.12) Dollars. So long as the South Carolina National Bank mortgage is outstanding, all monthly, rental payments under the sublease (this does not include monthly payments on the purchase of equipment) shall be made directly to South Carolina National Bank for the purpose of paying the monthly payments on said obligation. Since the Sublessee will have prepaid the last three months rent of the one year term of the lease, the Sublessor warrants that it will make those three payments on the mortgage.

IN WITNESS WHEREOF, the Sublessor and the Sublessee have caused this Sublease to be executed and delivered as of the date and year first above written.

WITNESSES AS TO SUBLESSOR: ONE HOUR CLEANERS OF SPARTANBURG, INC., Sublessor
Stephen B. Kunk
Elizabeth M. Olewice By: Kenneth W. Gurley
KENNETH GURLEY, Vice President

WITNESSES AS TO SUBLESSEE:
Stephen B. Kunk
Elizabeth M. Olewice Vincent J. Perone
VINCENT J. PERONE, Sublessee

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me Elizabeth M. Olewice and made oath that (s)he saw the within named ONE HOUR CLEANERS OF SPARTANBURG, INC. by Kenneth Gurley, agent, Sublessor, and VINCENT J. PERONE, Sublessee, sign, seal and as their act and deed, deliver the within Sublease, and that (s)he with Stephen B. Kunk witnessed the execution thereof.

SWORN TO before me this 12th)
day of June, 1978.)

Stephen B. Kunk (LS) Elizabeth M. Olewice
Notary Public for South Carolina
My Commission Expires: 11/19/79)

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