

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
CO. S. C. 11200-511
PH '80
LEASE AND OPTION AGREEMENT

THIS LEASE AND OPTION AGREEMENT, made and entered into this 11th day of February, 1980, by and between R & T REALTY CO., INC., hereinafter referred to as "Lessor", and BUILDER MARTS OF AMERICA, INC., a South Carolina corporation with its principal place of business in Greenville, South Carolina, hereinafter referred to as "Lessee". In consideration of the mutual covenants and agreements herein contained, Lessor and Lessee do hereby agree as follows:

(1) Lessor has granted, bargained and leased, and by these presents does hereby grant, bargain and lease, unto the Lessee, its successors and assigns, the real property with the buildings and fixtures permanently attached thereto and improvements thereon located in the County of Greenville, State of South Carolina, as described on Exhibit A attached hereto and incorporated into and made a part of this Lease by reference.

(2) TO HAVE AND TO HOLD the above-described premises together with the tenements, hereditaments, appurtenances and easements thereunto belonging unto the Lessee, its successors and assigns, for an initial term of five (5) years, beginning on the 1st day of February, 1980, and ending on the 28th day of February, 1985. Lessee shall have the option to renew this Lease for four (4) successive five (5) year periods. Lessee shall exercise such options by notice in writing to Lessor not less than ninety (90) days prior to the expiration of the then lease term.

(3) In consideration of the use and occupancy of said premises, Lessee agrees to pay an annual rental of Twenty-four Thousand Dollars (\$24,000) for the initial five (5) year term. Such rent shall be payable in equal monthly installments in advance. The annual rental for the four (4) lease renewal periods shall be as follows:

First renewal period	\$39,600 per year
Second renewal period	\$47,520 per year
Third renewal period	\$56,760 per year
Fourth renewal period	\$68,640 per year

30.00
RECORDED
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