

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

S.C.

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LEASE AGREEMENT  
KEY

THIS LEASE AGREEMENT entered into this 17<sup>th</sup> day of March, 1981, by and between Hunt, DuPree, Rhine and Associates, Inc., hereinafter referred to as LESSOR and B. J., Limited hereinafter referred to as LESSEE:

W I T N E S S E T H:

In consideration of the rents reserved and of the mutual covenants, promises, agreements and conditions hereinafter set forth, it is agreed by the parties as follows:

1. The Lessor does hereby demise, let and lease unto the Lessee the property designated and located at 1922 Augusta Road, Greenville, South Carolina, as described as follows:

All that certain piece, parcel or lot of land, together with improvements thereon situate, lying and being in the City of Greenville, Greenville County, South Carolina, on the southern side of Augusta Road, being known and designated as the front portion of Lot #2 on a plat of the property of Mary B. Lewis, recorded in Plat Book F at Page 213 in the R. M. C. Office for Greenville County, and described as follows:

BEGINNING at an iron pin on the southern side of Augusta Road at the joint front corner of Lots #1 and #2 and running thence with the line of Lot #1, S. 29-48 W. 250 feet to an iron pin; thence N. 46-30 W. 90 feet to an iron pin at the corner of Lot #3; thence with the line of Lot #3, N. 25-44 E. 250 feet to an iron pin on the southern side of Augusta Street; thence with the southern side of Augusta Street S. 46-30 E. 113 to the point of beginning.

2. The lease of the aforementioned premises is subject to certain restrictions and conditions as specifically set out in the TERMS OF LEASE section.

1. TERMS OF LEASE

1. The terms of this Lease Agreement is for a period of one year commencing on July 1, 1981 or 40 days prior to opening of the business, whichever comes first, and is solely restricted and confined to the possession, use and enjoyment of the first floor of the building; however, immediate access to the building and its surrounding premises shall be given to the Lessee upon immediate execution of this lease so that the needed repairs and preparations can be undertaken to open for business as soon as practical. Written notice shall be delivered to the Lessor in the event the Lessee is to be open and/or ready for business prior to July 1, 1981 and that such notice shall specify the exact date the lease will become effective and valid.

2. The Lessee agrees to pay to the Lessor for and

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