

LEASE

(STATE OF SOUTH CAROLINA)  
(COUNTY OF GREENVILLE)

WITNESSETH: PERSLEY

APR 21 1981

THIS AGREEMENT, made and entered into this 21st day of April, 1981, by and between Perry S. Luthi, As Trustee For Kull Trust, hereinafter referred to as Lessor, and Ronald J. White and James Michael Wright, hereinafter referred to as Lessee.

WITNESSETH:

First: In consideration of the payments to be made by the Lessee as hereinafter provided, and the mutual covenants herein contained, the Lessor does hereby lease and demise, and Lessee does hereby lease and take building located in Monaview Plaza Shopping Center, County of Greenville, State of South Carolina. (Formerly "The Pantry Food Store" on West Parker Road)

To Have And To Hold unto the said Lessee for and during the term of ten (10) years beginning May 1, 1981 and ending April 30, 1991. The Lessee is being granted an option to renew this lease for an additional five (5) years after the initial term; the rental for the renewal period to be negotiated at that time. Provided the Lessee gives written notice to the Lessor of such intention to renew no later than sixty (60) days prior to the expiration of the initial ten (10) year term.

Second: It is agreed that the Lessee shall pay as rental the sum of Six Hundred Fifty (\$650.00) Dollars per month; payable on or before the first (1st) Day of each month in advance.

Third: It is understood and agreed that the said premises are leased for the operation of a food store and for no other purpose or business. No alcoholic beverages may be consumed on the premises.

Fourth: The Lessor agrees to pay all fire insurance and maintenance the roof on the building. The Lessee will be responsible for all repairs, maintenance of building and county property taxes on said building.

Fifth: Should the building be damaged or destroyed by fire or other casualty, the Lessor shall promptly repair and restore the building to its former condition. Thereupon, this lease shall continue in force and the rent

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