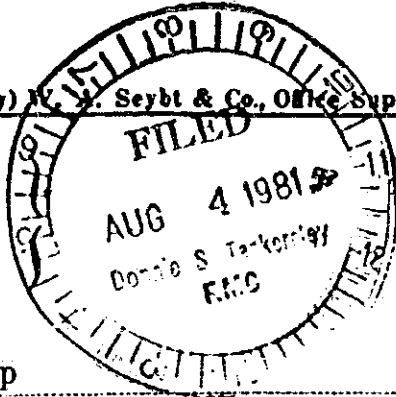


State of South Carolina

County of GREENVILLE



McSHENDA General Partnership lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Ray E. Byington

for the following use, viz.: Unit 2A Chimney Square for the purpose of operating a health food store.

for the term of 3 years beginning March 15, 1981

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

Thirty three hundred dollars (\$3300) Dollars
per annum payable monthly in advance on the first (1st) day of each month. Any payment made 15 days past due date is delinquent and 4% late charge can be assessed.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

The following conditions are included in and made a part of this lease agreement:

- 1. The lessor will pay for water and sewer usage.
2. The lessee will pay for electricity usage.
3. The lessor will carry fire and casualty insurance on building but will not be responsible for contents liability.
4. The lessee will carry adequate insurance on contents, personal items, and \$100,00 general liability.
5. The annual lease fee shall be increased 5% on each anniversary date during the terms of this lease.
6. The lessee shall have the right to negotiate a new agreement, 60 days prior to the expiration of this agreement.

To Have and to Hold the said premises unto the said lessee his executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party one (1) months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one (1) months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

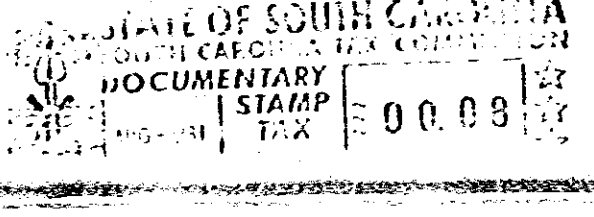
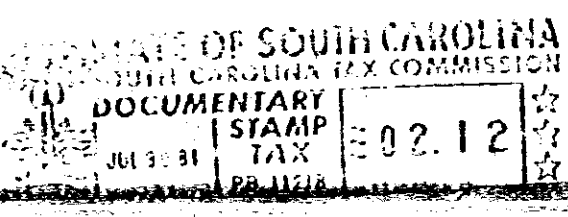
The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 5th day of March, 1981

Witness: June B. Thompson, Gladys H. Swartz

Ray E. Byington (SEAL), McShenda Gen. Partn (SEAL), By B. W. M. K... (SEAL), J... (SEAL)

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