

GRANT FILED  
S.C.  
1200 PM '81  
SPRINGFIELD  
GREENSBORO S.C.

1159-373

SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 11th day of December, 1981,  
between Robert Rovner and Anita Rovner (hereinafter called "Landlord"),  
and L. Brian Cistola, (hereinafter called "Tenant"), which terms "Landlord"  
and "Tenant" shall include, wherever the context admits or requires,  
singular or plural, and the heirs, legal representatives, successors and  
assigns of the respective parties:

W I T N E S S E T H:

That the Landlord, in consideration of the covenants of the  
Tenant, does hereby lease and demise unto said Tenant and the Tenant  
hereby agrees to take and lease from the Landlord, for the term here-  
inafter specified, the following described premises:

All that certain piece, parcel or lot of land with the buildings  
and improvements thereon, situate, lying and being at the southeast  
corner of the intersection of North Main Street and East Coffee Street,  
in the City of Greenville, County of Greenville, State of South Carolina,  
ad having, according to a survey thereof made by R. E. Dalton, May, 1938,  
the following metes and bounds:

BEGINNING at a point at the southeast corner of the intersection of  
North Main Street and East Coffee Street, and running thence with the  
east side of North Main Street, S. 20-25 W. 38.2 feet to a point at the  
center of a 13 inch brick wall; thence through the center of said 13 inch  
brick wall, S. 69-35 E. 144.6 feet to a point in the center of an 8.4 foot  
alley; thence with the center of said alley N. 20-25 E. 38.2 feet to a  
point on the south side of East Coffee Street to and with the north edge  
of an 18 inch brick wall, N. 69-35 W. 144.6 feet to the point of beginning.

TOGETHER with all the right, title and interest of the Lessor in and to  
the 13 inch brick party wall located on and along the southern side of  
the above described lot and also all the right, title and interest in and  
to the 8.4 foot alley and the use thereof running from the south side  
of East Coffee Street along the eastern edge of the property above described.

FOR THE TENANT TO HAVE AND TO HOLD from the date when Tenant  
opens said premises for the transaction of its business for an anitial  
term of four (4) years. Said lease also grants Tenant an exclusive option  
to purchase upon the terms and conditions contained therein.

IT IS UNDERSTOOD AND AGREED that this is a Short Form Lease  
which is for the rents and upon the terms, covenants and conditions contained  
in the aforesaid lease agreement executed by the parties and bearing the

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