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OLLIE FARMERWORTH
R.M.O.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

Memorandum of agreement entered into by and between Ruth M. Brown, Lessor and Jimmy Scribner, Lessee; for the lease and rental of the properties hereinafter described lying in Greenville County, near the City of Greenville, on the terms and conditions and for the period or periods hereinafter set forth.

The property to be leased and rented is a building and the lot on which it is located lying on the Bramlett Road near the City of Greenville, with the building thereon being of brick veneer, with dimensions being approximately 40 feet by 40 feet and one story construction. The lease shall become effective on February 1, 1968 and shall continue for a period of five (5) years until February 1, 1973; at a monthly rental of \$175.00 per month, payable in advance by the 10th of each month.

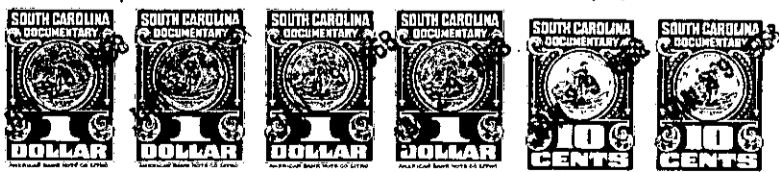
The Lessor is to pay the taxes and insurance on the building, but the Lessee is to keep the building in good repair, at his own expense and upon termination of the lease is to return it to the Lessor in the same general condition as it may be in at the time he entered the premises, less reasonable wear and tear.

This lease shall not be assigned or transferred without the written consent of the Lessor.

The building described herein shall be leased or rented for the purpose of a Mercantile Business, with that business dealing principally in furniture, mobile homes, boats and other merchandise and appliances as Lessee may desire as long as such merchandise inventories shall not be or become a fire hazard. Should the said building be destroyed or damaged beyond occupancy, by fire or windstorm or other such hazards, this lease shall terminate at the option of either party; also

The Lessee shall give to the Lessor written notice at least 60 days prior to the expiration of this lease of his desire to renew the lease for an additional period of time - with time and rental amount to be mutually agreed upon.

(1)



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