

THIS LEASE AGREEMENT SUMMARY, prepared and executed only for purposes of recording with all rights, duties and obligations between the parties to be controlled by that certain Indenture, made the 23rd day of September, 1976, by and between William D. McKibben, hereinafter referred to as the "Landlord" and My Associates, a Partnership, hereinafter referred to as the "Tenant" and in consideration of the payment of Ten and No/100ths (\$10.00) Dollars cash in hand paid at the time this Agreement is executed, said \$10.00 to be applied to the first year's rent.

W I T N E S S E T H :

1. Demised Premises: #3 Pointe Circle, Pelham Pointe, Greenville South Carolina, as more fully described in Schedule A, for a term of twenty (20) years commencing May 1, 1977 and ending April 30, 1997.
2. Renewal: Tenant has four (4) successive renewal options of five (5) years each.
3. Rent: Fifteen Thousand Three Hundred Fifth Eight and No/100ths (\$15,358.00) Dollars per annum, plus 5 percent of gross sales in excess of Three Hundred Thousand (\$300,000.00) Dollars per annum.
4. Payment of Rent: The annual rent is payable in monthly installments.
5. Option: The Tenant has a right to purchase the premises at an appraised price beginning in 1984 and continuing during the remainder of the agreement.
6. Liens: The Landlord shall not be responsible for any liens for labor and materials on the premises.
7. Termination: The Landlord, at his option, may terminate the lease if the Tenant shall make an assignment for the benefit of creditors, or be adjudicated insolvent or bankrupt, or make any involuntary assignment of the lease.

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