

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

L E A S E

This agreement executed this 4th day of April, 1955, by and between William Goldsmith, Jr., and J. Morgan Goldsmith, hereinafter called Landlord, and Walter W. Bowers, hereinafter called Tenant,

W I T N E S S E T H:

That for and in consideration of the rents reserved and the mutual covenants, promises, and agreements hereinafter contained, it is agreed as follows:

1. That the landlord does hereby grant, bargain, and lease unto the tenant and the tenant does hereby accept from the landlord the following described property:

"All that one story brick double storeroom known as 115-117 N. Buncombe Road, adjoining and just south of Sans Souci Laundry and Cleaners pick-up station, just outside of the City of Greenville in the County of Greenville, State of South Carolina."

2. To have and to hold the said premises for and during the term beginning July 1, 1955, and ending June 30, 1957, with the option of extending this lease for an additional period of three years on the same terms and conditions of this lease as stated in paragraph 3 and with the further option, if the lease is so extended, of extending the lease for an additional period of five years on the terms and conditions stated in this lease as stated in paragraph 3, provided, however, that ^{written} notice of intention to exercise either or both of these options must be given to the landlord 90 days prior to the expiration of the lease. If the present tenant does not vacate the property prior to June 15, this lease shall not begin until the premises are vacated and possession delivered to the tenant.

3. The tenant agrees to pay to the landlord for and during each quarter of each year during the term of this lease a sum equivalent to five (5%) per cent of the total gross quarterly sales, but in no event less than \$140.00 for each month of the first two years of this lease, \$150.00 for each month of the next three years of this lease, and \$175.00 for each month of each of the five years thereafter. The said guaranteed minimum

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