STATE OF SOUTH CAROLINA

) LEASE FROM JOHN B. SCOGGINS TO SCOGGINS DRUG STORE, INC.

COUNTY OF GREENVILLE

)

This agreement entered into this <u>f</u> day of January, 1960, by and between John B. Scoggins, hereinafter called the Lessor, and Scoggins Drug Store, Inc., hereinafter called the Lessee:

## WITNESSETH

The Lessor does hereby lease unto the Lessee, and the Lessee does hereby lease from the Lessor:

That certain section or store space, located in a building known as 3303 Augusta Road in the City of Greenville, County and State aforesaid, being the space now occupied by Scoggins Drug Store, Inc.

For the operation of a retail drug store.

The term of this lease is for a period of six (6) years commencing January 1, 1960 and ending December 31, 1965. The Lessee is granted the option to renew this lease on the expiration of the first six (6) year period for an additional term of six (6) years, provided it notifies the Lessor that it intends to exercise its option ninety (90) days before the end of the first six (6) year period.

The Lessee covenants and agrees to pay the Lessor as a rental for said premises a sum equal to three per centum (3%) of the gross sales of the Lessee, said monthly rental to be payable at the end of each month based on the gross sales of the preceding month.

The Lessee covenants and agrees:

- (1) That it will not assign this lease or sublet the leased premises, in whole or in part, without the Lessor's written consent, but the Lessee shall remain bound for the payment of the rent provided for in this lease.
- (2) That the Lessee and Lessor agree that the expense for heat and water shall be shared equally by them and that the Lessor's share of such expense shall be deducted by the Lessee from the rental payable to the Lessor and that the Lessor shall (Continued on Next Page)