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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT

THIS AGREEMENT made this 2nd day of February, 1966, by and between M. T. Sumerel of Greenville, South Carolina, hereinafter called the LANDLORD, and Plaza Pharmacy, Inc., a corporation incorporated under the laws of the State of South Carolina, with its principal offices at Greenville, South Carolina, hereinafter called the TENANT,

WITNESSETH:

1. The Landlord does hereby demise and let unto the Tenant and the Tenant agrees to take and pay for, as hereinafter provided, the following described premises:

A one-story building at Number 1708 Augusta Road, in the Lewis Plaza Shopping Center, in the City of Greenville, South Carolina, said building is approximately 100' wide across the front, with a depth along West Plaza of 79', a width across the rear of 95' and a depth along Aberdeen Avenue of 113'.

2. The Tenant shall have and hold said property with the privilege of quiet and peaceful possession for a term of ten (10) years, commencing April 1, 1966, and terminating April 1, 1976, for which the Tenant agrees to pay rental as follows: The sum of Thirteen Thousand Two Hundred Dollars (\$13,200) per lease year, payable One Thousand One Hundred Dollars (\$1,100) monthly on the first day of each month in advance.

3. The purpose for which the leased premises may be used by the Tenant shall be for the operation of a retail store for the sale of prescription drugs, patent medicines, drug sundries, fountain drinks, sandwiches and other foods, and other articles usually sold in a drug store. The Tenant shall not engage in any other business in the demised premises without first obtaining written consent of the Landlord.

4. If the rent above referred to, or any part thereof, shall be past due or unpaid on the date of payment by the terms hereof, or in the

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