STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE

LEASE DATED this _____ day of January, 1966, by and between James K. Apostolou, hereinafter referred to as the Lessor, and Peter G. Bikas, hereinafter referred to as the Lessee, both of the County of Greenville, State of South Carolina.

WITNESSETH:

FOR AND IN CONSIDERATION of the rent herein reserved and of the mutual covenants and agreements herein contained, it is agreed:

1. The Lessor does hereby lease and demise unto the Lessee and the Lessee does hereby accept from the Lessor the following described premises:

ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, on the east side of Main Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as 217 South Main Street, and including both the first and second stories of the building upon the demised premises, together with the use of all exits, entrances, easements, rights, and appurtenances thereunto belonging.

- 2. TO HAVE AND TO HOLD the above described premises, with all of the rights, easements, and appurtenances thereunto belonging unto the Lessee, his heirs, executors, administrators, and assigns, for and during the term of five (5) years, beginning on January 1, 1966, and ending on December 31, 1970, unless this lease shall be sooner terminated as herein provided.
- 3. The Lessee hereby agrees to pay to the Lessor as rental for the demised premises the sum of Fourteen Thousand

(Continued on next page)