

STATE OF SOUTH CAROLINA)
LEASE AGREEMENT
COUNTY OF GREENVILLE)

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THIS AGREEMENT made and entered into this 20th day of July, 1970, by and between Eloise G. Waters, of Greenville, South Carolina, hereinafter referred to as "Landlord", and Pic 'N Pay Shoes of Greenville, Inc., a South Carolina Corporation, hereinafter referred to as "Tenant",

W I T N E S S E T H :

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 Nos. 11-15 Parkins Mill Road, Greenville, South Carolina, having a width of approximately 60 feet and a depth along parallel lines of approximately 70 feet.

2. The Tenant shall have and hold said property with the privilege of quiet and peaceful possession for a term of three (3) years, commencing June 1, 1972 and terminating May 31, 1975, for which the Tenant agrees to pay to the Landlord the sum of \$17,150.00 as rent, to be paid at the rate of \$475.00 per month, in advance, beginning June 1, 1972, and on the first day of each successive month thereafter for the balance of the term of the lease.

3. The purpose for which the leased premises may be used by the Tenant shall be for the operation of a store for the sale of shoes and other wearing apparel.

4. The Tenant shall have the right to renew this lease for an additional period of three (3) years, provided it gives the Landlord three months written notice prior to the expiration of the term hereof, said lease to be renewed on the same terms and conditions as are contained herein, with the exception of the rental

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E. G. W.