

FILED
GREENVILLE CO. S. C.

APR 12 11 26 AM '76

DONALD E. WATKINS, JR.
CLERK

Vol 1036 no 192

LEASE

WITNESSETH:

This Lease made as of the fifteenth day of April
76, by and between Land Lease Corporation

Lessor, (hereinafter called Landlord), and HTL Enterprises, Inc.
(hereinafter called Tenant).

The Landlord does hereby lease and demise unto Tenant, upon
and subject to each of the covenants and undertakings hereinafter set
forth as well as each and every covenant, agreement, and undertaking
set forth in a certain lease agreement between Landlord and Tenant and
bearing even date herewith (hereinafter called Lease Agreement and
which is hereby incorporated herein for all purposes), a building
(hereinafter called the "Demised Premises"), being located in and a part
of Cedar Lane Village Shopping Center, which entire Shopping
Center is shown on the plot plan attached to the Lease Agreement, and
made a part hereof, with the Demised Premises outlined in red thereon,
together with each and every appurtenance thereto. The Shopping Center
is located on Cedar Lane Road
in the City of Greenville, County of Greenville,
and State of South Carolina.

Tenant has the right, privilege and easement to use, in common
with other tenants, all of the Shopping Center not occupied by store
buildings, or shown on the plot plan to be delivery, loading, or refuse
area. Tenant shall have uninterrupted access to its loading area at all
times. Such parts of the Shopping Center as are not covered by store
buildings according to the attached plot plan shall be called the "common
area". The common area shall be maintained for unobstructed pedestrian
traffic and for the parking of automobiles and other passenger vehicles of
the Tenant and all persons trading with or doing business with Tenant and
other occupants of premises located in the said Shopping Center.

The Shopping Center premises in which the Demised Premises
are located are more particularly described in Exhibit "A", attached
hereto and made a part hereof.

The term of this Lease shall begin on the first day of October,
76, and end on the last day of September, 1996, at midnight
unless sooner terminated as in the Lease Agreement provided.

Tenant shall be entitled to four (4) renewals hereof,
each for a term of five (5) years, upon the
same terms and conditions as herein set forth, except as to term