STATE OF SOUTH CAROLINA)   LEASE AGREEMENT

COUNTY OF GREENVILLE   )

THIS AGREEMENT made and entered into this 1st day of November,
1974, by and between BRUCE C. GIBSON, hereinafter called "Lessor"
and THOMAS SMART, hereinafter called "Lessee."

WITNESSETH:

The Lessor does hereby lease and demise unto the Lessee and said
Lessee does hereby lease and take the following described premises situate
in Greenville County, S.C., to-wit:

> That certain piece, or parcel of land on the south
> side of South Pleasantburg Drive, Greenville County,
> S.C., being a portion of Lots Nos. 22 and 23 as shown
> on plat of Paramount Park recorded in the RMC Office
> for Greenville County, S.C. in Plat Book W at Page 57,
> and fronting approximately 100 feet on South Pleasantburg
> Drive, and having a depth of 125 feet, more or less, and
> the one story block building thereon, containing approxi-
> mately 3,800 square feet.

> Less However that portion of said premises occupied,
> now or formerly, by a liquor store situate in the
> northeastern front corner of said block building, which
> liquor store is approximately 80 feet by 30 feet. It
> is expressly understood that all areas of said premises,
> except for said block building shall be held in common
> by the Lessee and Lessor or any future tenant occupying
> said liquor store premises reserved herein.

for a period beginning November 1, 1974, and ending at midnight on October
31, 1979; provided, however, that unless this lease shall be sooner
terminated, Lessee shall have the option to renew this lease when the same
expires, for an additional term of five (5) years, at a rental to be agreed
upon by the parties based upon rental rates for comparable property in
the area at that time. Lessee shall give to Lessor written notice of
his intention to exercise said option at least six (6) months prior to the
expiration of this lease, and unless such notice is given, this option to
renew shall cease to exist.

Law Offices
Horton, Drawdy,
Marchbanks, Ashmore,
Chapman and Brown,
P.A.
Greenville, S.C.

Page ___1___