

Dollars, payable monthly in advance with the first monthly installment payable on the execution hereof and additional or percentage rental computed in the same manner and payable at the same time or times as the minimum and additional or percentage rental stated in said lease dated September 5, 1958, except that the month of December, 1961, shall be rent-free.

2. The Sub-Lessee may use the demised premises for the sale of jewelry and related items as customarily sold in retail jewelry stores in the City of Greenville, South Carolina.

3. The Sub-Lessor agrees to comply with the provisions of the Lease, dated September 5, 1958, with Citizens and Southern National Bank as Guardian for Courtney V. Cauble, incompetent, and Estate of Gladys Cauble Barton, and it does further agree to hold harmless and to indemnify the Sub-Lessee, his heirs and assigns, from and against any and all damages, costs, and expenses, which the Sub-Lessee, his heirs and assigns, may sustain because of any breach by the Sub-Lessor of said Lease.

4. The Sub-Lessor agrees to send to the Sub-Lessee a copy of any notice which it may receive from the Landlord of the Lease dated September 5, 1958, without delay after such notice is received by the Sub-Lessor.

5. Except as herein and otherwise provided, this Sub-Lease is subject to all of the terms and conditions of the lease dated September 5, 1958, between Citizens and Southern National Bank, as Guardian for Courtney V. Cauble, incompetent, and Estate of Gladys Cauble Barton, Landlord, and Sheppard & Myers, Incorporated, Tenant, referred to above.

IN WITNESS WHEREOF, this instrument has been duly executed by the parties hereto the day and year first above

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