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GREENVILLE CO. S. C.

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ELIZABETH RIDDLE
R.M.C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

A G R E E M E N T

THIS AGREEMENT made and entered into this 30th day of May, 1972, by and between JACK P. CANN, of Route 1, White Horse Road, Greenville, S.C., 29611, hereinafter called the Lessor and FURNITURE VILLAGE, LTD., of Route 1, White Horse Road, Greenville, S.C., 29611, hereinafter called the Lessee:

W I T N E S S E T H

That for and in consideration of the mutual promises and agreements hereinafter contained, it is agreed and understood as follows:

1. That the Lessor hereby grants, bargains, demises and leases unto the Lessee, and the Lessee hereby accepts from the Lessor, the following described property, to-wit:

ALL that certain piece, parcel or lot of land, with the store building erected thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southwest side of White Horse Road near the intersection of White Horse Road and Saluda Dam Road and fronting on the White Horse Road a distance of seventy (70) feet and running back a distance of two hundred (200) feet, more or less, to the Lessor's rear property line.

2. The term of the Lease shall be for a period of ten (10) years, commencing on or about the first day of September, 1972, and ending on August 31, 1982.

3. The Lessee hereby agrees to pay to the Lessor for and during the term of this Lease the sum of Seven Hundred Fifty (\$750.00) Dollars per month, commencing with the first month and continuing for a period of one year; at the expiration of twelve payments of Seven Hundred Fifty (\$750.00) Dollars each, the sum of Eight Hundred Fifty (\$850.00) Dollars per month shall be paid for the remaining nine (9) years of this Lease. All rental under this Lease shall be due and payable, in advance, on the first day of each calendar month during the period of this Lease. All rent coming due under this Lease shall be payable at the address of the Lessor herein set out, in the preamble hereto.

4. It is further agreed and understood that should the Lessee fail to pay the rental, or any portion thereof, when same shall become due, and such default shall continue for a period of ten (10) days after the date due thereof, or in the event of any breach of any covenant or agreement herein on the part of the Lessee agreed to be kept or performed, and such default shall continue for a period of thirty (30) days after written notice of such default shall be sent by Registered Mail to the Lessee at Greenville, South Carolina, the Lessor shall have the right, at his option, to declare this Lease

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