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GREENVILLE CO. S. C.

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DORRIS S. YAMERSLEY
REC'D.

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For Assignment of Lease to Carolina Federal Savings & Loan Association See Deed Book 985 page 457

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE

THIS INDENTURE OF LEASE, made on the 6th day of July, 1973, by FLOOGLE, INC., a South Carolina corporation, having its principal place of business at Mauldin, South Carolina, herein called "Owner"; and SOUTHERN DISCOUNT COMPANY, a Rhode Island corporation, and its wholly owned subsidiary, SOUTHERN DISCOUNT COMPANY, INC., a South Carolina corporation, herein jointly called "Tenant",

WITNESSETH:

ARTICLE I.

LEASED PREMISES

In consideration of the mutual covenants, premises, and agreements herein contained, Owner does hereby lease, demise and let unto Tenant and Tenant does hereby hire and take from Owner those certain premises now or hereafter to be erected in the Mauldin Shopping Center (hereinafter called the "Shopping Center") as the same is more particularly described on the site plan annexed hereto on which the boundaries and location of the Leased Premises are outlined in red, together with all structures to be erected thereon by Owner and all appurtenances thereto. The Leased Premises shall consist of approximately 1,560 square feet located at the following address: Mauldin Square, on the south side of West Butler Avenue, Town of Mauldin, as shown on the site layout dated February 22, 1971, and amended January 14, 1972, said amendment of which is attached hereto.

ARTICLE II.

TERM

The term of this Lease shall be ten (10) years and shall commence on the first day of the calendar month following the earlier of: (a) sixty (60) days after the date on which construction of the Leased Premises has been fully completed by Owner and Owner has obtained a Certificate of Occupancy, or (b) the date Tenant opens for business.

ARTICLE III.

OPTION TO EXTEND

Provided Tenant is not in default hereunder, Tenant shall have the right to extend the term hereof, upon the same terms and conditions herein, for two (2) succeeding periods of five (5) years each, by giving Owner written notice of its intention to extend the lease sixty (60) days prior to the expiration of the initial term, or if the term has been extended, sixty (60) days prior to the expiration of the extended term.

RILEY & RILEY
Attorneys at Law
218 Henrietta Street
Greenville, S. C.

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