

FILED
GREENVILLE CO. S.C.

LOVE, THORNTON, ARNOLD & THOMASON

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AMENDMENT OF LEASE

THIS AMENDMENT OF LEASE, entered into this 12th
day of June, 1975, between the ESTATE OF ELOISE G. WATERS, by
its Executor, ^{and Trustee} B. O. THOMASON, JR., of Greenville, South Carolina,
hereinafter referred to as "LANDLORD" and PIC 'N PAY SHOES OF
GREENVILLE, INC., a South Carolina corporation, hereinafter
referred to as "TENANT".

W I T N E S S E T H:

WHEREAS, the parties hereto desire to amend that certain
Lease Agreement, dated July 20, 1970, by and between ELOISE
G. WATERS (Landlord) and PIC 'N PAY SHOES OF GREENVILLE, INC.
(Tenant) relative to the demised premises located at Nos. 11-
15 Parkins Mill Road, Greenville, South Carolina; and

WHEREAS, the said B. O. THOMASON, JR. is the duly
qualified and acting Executor of the Estate of Eloise G. Waters,
and, as such Executor, is fully empowered to enter into this
Amendment of Lease; and

WHEREAS, TENANT has heretofore exercised its option
to renew the said Lease Agreement for an additional three-year
term which began on June 1, 1975, and which will expire on May
31, 1978, at a total rental of \$18,900.00, to be paid at the
rate of \$525.00 per month; and

WHEREAS, TENANT desires to make certain improvements
to the leased premises, but prior to making such improvements,
has requested the option to renew the said Lease Agreement for
an additional period of five (5) years; and

WHEREAS, LANDLORD has agreed to such additional option
to renew subject to an increase in rent as hereinafter specified.

NOW, THEREFORE, the parties do hereby amend the said
Lease Agreement, dated July 20, 1970, by adding the following
paragraph to sub-section 4 of the said Lease Agreement:

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