

EXHIBIT J
GREENVILLE MALL

Rules and Regulations

1. Tenant shall not obstruct the walks, malls or other common areas.
2. Tenant shall not display, sell or offer to sell merchandise in any part of the Shopping Center except the interior of the leased premises, and shall not solicit business in the common areas.
3. Tenant shall store no merchandise or other property outside the leased store.
4. All refuse shall be deposited in containers as specified by Landlord. If Landlord shall supply refuse removal service Tenant shall pay for removal of its refuse at Landlord's cost, as Landlord shall determine.
5. Loading and unloading by Tenant, except for tenants with an exclusive loading area, shall be done only at the times and places specified by Landlord.
6. Tenant shall conduct no auction, bankruptcy, or "going out of business" sales.
7. Tenant shall not overload the floors of the leased premises.
8. Tenant shall keep the leased premises clean and free of refuse at all times, shall paint the interior of the leased premises whenever Landlord shall deem the same necessary and shall use pest extermination service whenever Landlord shall direct.
9. Tenant shall keep its display windows, lights and signs lit until at least 10:00 P.M. every evening and at such other times as Landlord shall from time to time designate.
10. Tenant shall comply with the South Carolina laws regarding Sunday openings as provided in the applicable laws of South Carolina or any applicable subdivision as said laws may from time to time be amended.
11. Tenant shall keep temperatures sufficiently high to prevent freezing of pipes.

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