

GREENVILLE S.C. 29615
MAY 15 1979
COMMERCIAL SHORT FORM LEASE

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 14th day of May, 1979, between CLYDE N. BROWDER (hereinafter called "LESSOR"), and Richard Parnell and GREENVILLE BEAUTY SCHOOL, INC., (hereinafter called "LESSEE"),

W I T N E S S E T H:

That the Lessor, in consideration of the covenants of the Lessee, does hereby lease and demise unto said Lessee and the Lessee hereby agrees to take and lease from the Lessor upon the rents, terms, covenants and conditions contained in that certain Lease Agreement executed by the parties hereto on August 1, 1976, which said collateral Lease Agreement is and shall be a part of this instrument as fully and completely as if the same were set forth herein, the following-described property:

All that certain piece, parcel or lots of land known as 2313 Buncombe Road, Greenville, South Carolina, presently occupied by Greenville Beauty School, Inc. and Richard Parnell, President.

FOR THE LESSEE TO HAVE AND TO HOLD from the date of occupancy and ending five (5) years thereafter with an option to renew for a period of five (5) additional years.

IT IS UNDERSTOOD AND AGREED that the Lessee's right shall be subject to any bona fide mortgage or deed to secure debt, which is now, or may hereafter be, placed upon the premises by the Lessor.

The conditions hereof and of the collateral Lease Agreement, hereinabove referred to, shall inure to the benefit of and be binding upon the respective parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the Lessor and Lessee have executed this instrument on the day and year first above written.

IN THE PRESENCE OF:

[Signature]
[Signature]

Clyde N. Browder (LS)
CLYDE N. BROWDER - LESSOR

GREENVILLE BEAUTY SCHOOL, INC.
BY [Signature] (LS)
RICHARD E. PARNELL, LESSEE

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Lessor, Clyde N. Browder, and Richard Parnell as President of Greenville Beauty School, Inc., Lessee, sign, seal and as their acts and deeds deliver the within written Short Form Lease, and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN TO BEFORE ME THIS 14th DAY OF May, 1979.
[Signature] (LS) Notary Public for
My Commission expires: _____ South Carolina

RECORDED MAY 15 1979 at

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