

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

L E A S E

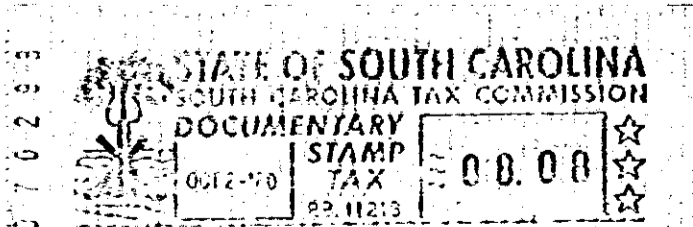
BOOK 1134 PAGE 776

THIS LEASE executed in triplicate this 18th day of  
September, 1980, between MULBERRY SQUARE INVESTORS, a  
Limited Partnership, the Landlord, and The Citadel Life Insurance  
Company of South Carolina, the Tenant,

W I T N E S S E T H :

The Landlord does hereby lease to the Tenant and the  
Tenant rents from the Landlord, the following: The store space  
(hereinafter sometimes referred to as "Premises") as outlined in  
red on the Site Plan attached hereto, made a part hereof, and  
marked Exhibit "A", being a part of the MULBERRY SQUARE Shopping  
Center (hereinafter sometimes referred to as "Shopping Center"),  
located at or near 1005 Buncombe Road, Greenville, South Carolina,  
said premises having approximate demensions of 24.42 feet by 57.33  
feet and containing approximately 1,400 square feet of floor area,  
to be used only for a sales division office and for no other purpose, especially  
not for the retail sale of groceries and prescriptions and patented  
drugs, for a term of three (3) years beginning on the first day of  
October, 1980,  
~~the first calendar month following the day on which the leased premises~~  
~~is completed and ready for occupancy by the Tenant and expiring three~~  
~~September 30, 1983,~~  
~~(3) years from that date,~~ unless sooner terminated as herein provided;  
upon the terms and conditions as follows:

ONE. MINIMUM RENT. Tenant shall pay the Landlord as rent  
for the premises a guaranteed minimum annual rental of \$8,400.00,  
payable in equal monthly installments of \$700.00 each. Each such  
monthly installment shall be payable in advance upon the first day  
of each calendar month of the term at the office of C. Dan Joyner  
Commercial Realtors, Inc., Box 5757, Greenville, South Carolina, for



4328 RV-2