

For Documentary Stamps see Memorandum of Lease filed March 1, 1982 in Deed Book 1163 at page 127.

600-1163-416

S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 1 1982
SLEY

LEASE

This Lease dated this 1st day of March, 1982, between BOWICK CARPETS, INC., a South Carolina corporation with its principal place of business at 5150 Wade Hampton Boulevard, Taylors, South Carolina, hereinafter called Lessor, and BOWICK DECORATING CENTER, INC., a South Carolina corporation with its principal place of business at 5150 Wade Hampton Boulevard, Taylors, South Carolina, hereinafter called Lessee.

I

Lessor hereby leases and rents to Lessee and the Lessee does hereby accept from the Lessor the premises hereinafter described, for a term of ten (10) years, beginning March 1, 1982 and ending February 28, 1992. The lease year is March 1 to February 28 of the following year.

All that certain parcel of land, with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, near the Town of Taylors, on the southern side of Wade Hampton Boulevard, being shown as a portion of property shown on a plat recorded in Plat Book 5-C page 72, in the R. M. C. Office for Greenville County, being also shown as Lot 50.10, Block 1, Sheet T9.5 on Greenville County Block Maps, being the same conveyed to the Lessor by deed dated April 6, 1977, recorded in said R. M. C. Office in Deeds Book 1054, Page 347, together with all rights of way, easements, party walls, and all other appurtenances belonging or in any manner incident thereto, including but not limited to free and unrestricted access to and from the rear of the leased premises on, over, and across the adjoining property of Charles E. Miller, Jr. (shown on the Greenville County Block Book Maps as Lot 50.8, Block 1, Sheet T9.5), and the use of the septic tank thereon.

II

The rent for the leased premises shall be the sum of One Thousand and no/100 (\$1,000.00) Dollars monthly, except that the rent for each month in each lease year after the first two lease years shall be increased or decreased by the amount of any increase or decrease in the official cost of living index for the preceding calendar year, but in no event shall such increase or decrease be more than eight (8%) per cent of the rent for

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