Greenville Office Supply Co., Inc., Greenville, S. C.

This Agreement,

Made the 1st day of January BETWEEN E. O. PICKLESIMER

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PH. 982

of the first part, and

GEORGE R. LOLLIS

of the second part.

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WITNESSETH, that the said part y of the first part has agreed to LET, and hereby does LET to the said party of the second part, and the said part y of the second part agreed to TAKE, and hereby does TAKE from the said party of the first part, the following premises, viz: that property on White Horse Road, Greenville County, South Carolina, occupied by retail grocery store known as "JJJ Food Mart".

with the privileges and appurtenances for and during the term of five years from the 1st day of January 19 81which term will end December 31, 1985.

AND the said part y of the second part covenants that he will pay to the party of the first part for the use of said premises, the monthly rent of Three Hundred & Two and / Dollars (\$ 302.50) to be paid on or before the 5th day of each month. Lessee has the right to renew this lease for an additional five (5) year term, with amount of rent therefor to be agreed upon by the parties at that time. If the parties cannot agree on a fair rental figure, each party will select a licensed realtor to be agreed upon by the parties, or if the parties cannot agree, then each party will select a realtor and those two realtors will select a third realtor to determine a fair rental figure.

AND PROVIDED FURTHER, if said part Y of the second part shall fail to pay said rent, or any thereof when it becomes due, it is agreed that said part Y of the first part may sue for the same, or re-enter said premises, or resort to any legal remedy.

The party of the first part part agrees to pay all taxes to be assessed on said premises during said term.

Should Lessor decide to place the subject property on the market for sale, he agrees that Lessee shall have the first right of refusal to purchase the same.

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