State of South Carolina,

County of Greenville.

This Agreement made this 1st day of October, 1931, by and between R. F. Watson, hereinafter called IESSOR, of the 11rst Part, and Battery & Electric Company, Inc., hereinafter called IESSEE, of the Second Part, W I T N E S E T H:

The Lessor agrees to lease to the Lessee certain real estate, with the buildings there on situate, located on the N. W. corner of Buncombe and Academy Streets, being the property now occupied by the Lessee, for a term of ten years, commencing on the date above mentioned and ending October 1, 1941.

As rental for the said premises the Lessee agrees to pay to the Lessor the sum of Six Thousand Dollars per annum for the first five years, said amounts being payable at the rate of Five Hundred (\$500.00) Dollars per month and Six Thousand Four Hundred and Eighty Dollars for the last five years, payable at the rate of Five Hundred and Forty (\$540.00) Dollars per month; said rentals to be paid on or before the 15th day of each and every month hereafter, commencing October 15, 1931.

It is agreed between the rents hereto that should the Lessee become thirty days in arrears in the payment of the rent, that the Lessor shall have the right, at his option, to terminate this lesse and demand immediate possession of the property.

It is further agreed between the parties hereto that in case of the destruction of the buildings on said property by fire or the involuntary liquidation of the party of the second part, or the failure to pay the rental hereinabove stipulated, the Lessor shall have the right, at his option, to cancel said lease.

It is further agreed between the parties hereto that this lease may not be assigned by the Lessee or any portion of said premises sub-let without the written consent of the Lessor.

In witness whereof the parties hereunto set their hands and seals the day and year above written.

In the Presence of:

Mary K. Templeton, Emma Flinkingshalt. R. F. Watson, (L S.) Lessor,

Battery & Electric Company, Inc. (L. S.)
By; L. D. Chrisolm, President.
and: J. B. Chisolm, Sec.
LESSEE.

State of South Carolina, County of Greenville.

Personally appeared before me Mary K. Templeton, who being duly sworn, says that the saw the within named R. F. Watson, Lessor and L. D. Chisolm, as President and J. B. Chisolm, as Secretary of Battery & Electric Company, Inc., Lessoe, sign, seal and deliver the foregoing written lease, and that she, with Emma Flinkingshelt, witnessed the execution thereof.

S. C. Stamps \$24,96

Sworn to before me this 31st day of March 1932.

Mary K. Templeton.

S. E. Colvin, Jr. (L. S.) Notary Public, S. C.

Recorded this the 31st day of March 1932, at 12:05 P. M.