

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

L E A S E.

THIS INDENTURE made and entered into this 3rd day of June, 1946, by and between John O. Hunt, of Greenville, S. C., (hereinafter referred to as Lessor), and MOUNTAIN CITY FOUNDRY AND MACHINE COMPANY (hereinafter referred to as Lessee),

W I T N E S S E T H:

The Lessor does hereby lease and demise unto the Lessee,

All those parcels or lots of land with the buildings and improvements thereon situate at the Northwest corner of the intersection of Academy and Whitmire Streets, and at the Northeast intersection of North Cox Street and Johnson Street, in the City of Greenville, S. C.

This being the same property conveyed to the Lessor by deed of Mountain City Foundry and Machine Works, dated May 12, 1942, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 245, at page 14, and deed of Sophie E. Reams, dated December 29, 1944, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 270 at page 343.

TO HAVE AND TO HOLD unto the Lessee for and during the full term of five (5) years, beginning June 3, 1946 and ending June 2, 1951, reserving and paying unto the Lessor a rental of Thirty Thousand (\$30,000.00) Dollars per year, payable in installments of Twenty-Five Hundred (\$2,500.00) Dollars on the last day of each month, beginning June 30, 1946.

The Lessee does hereby agree to rent said premises for and during the said term and does hereby covenant to pay therefor the rent above stipulated, and if at any time any installment of rent shall be more than fifteen (15) days in arrears, then and in such event the Lessor may at his option either declare the full amount of the rent for the entire term immediately due and payable, or may declare this lease terminated and take possession of the premises, collecting the rent up to the redelivery of possession.

The Lessee shall keep the buildings in proper and substantial repair and at the expiration of this lease shall redeliver said premises in as good condition as they now are, reasonable wear and tear along excepted.

In the event that any building or buildings on said premises should at any time during the said term be destroyed or damaged by fire so as to be unfit for use and occupation, then and in such event the rental herein reserved shall be suspended and cease to be payable until said building shall have been re-instated and made fit for occupation.

The Lessee shall have the right to place in any building or buildings on said premises, such fixtures, machinery and equipment as it may wish, and the fixtures, machinery and equipment so placed by the said Lessee shall remain the property of the said Lessee and may be removed by the said Lessee at any time during the term of this lease or at its termination.

For and in consideration of the agreements on the part of the Lessee herein contained, the Lessor does hereby agree to make such improvements and repairs in and to the buildings now located on said property as may be required from time to time by the Lessee.

EXECUTED in duplicate this 3rd day of June, 1946.

In the Presence of:  
Harriet R. Wright  
C. M. Gaffney, Jr.

John O. Hunt (L. S.)  
Lessor

MOUNTAIN CITY FOUNDRY AND MACHINE COMPANY (L.S.)  
Lessee  
BY: John O. Hunt  
President  
And: Yvonne B. Hunt  
Secretary

*Notary Public for South Carolina*  
*John O. Hunt*  
*Yvonne B. Hunt*  
*Harriet R. Wright*  
*C. M. Gaffney, Jr.*  
*Witness*

SATISFIED AND CANCELLED OF RECORD  
25 DAY OF May 1948  
R.M.C. FOR GREENVILLE COUNTY, S. C.  
AT 10 O'CLOCK P. M. NO. 11790

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Harriet R. Wright who, being duly sworn, says that she saw John O. Hunt, as Lessor, sign, seal and as his act and deed, and John O. Hunt, as President, and Yvonne B. Hunt, as Secretary of Mountain City Foundry and Machine Company, as Lessee, a corporation chartered under the laws of the State of South Carolina, sign, seal and as the act and deed of said corporation, deliver the foregoing written Lease and that she, with C. M. Gaffney, Jr. witnessed the execution thereof.

to before me this 4th day of June, 1946.

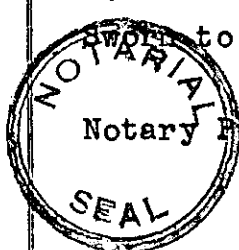
Harriet R. Wright.

C. M. Gaffney, Jr. (L. S.)

Notary Public for South Carolina.

S. C. Stamps \$60.00

Recorded June 5th, 1946 at 11:18 A. M. #9724 BY: E.G.



For Assignment of Lease See Deed Book 292, at Page 369