

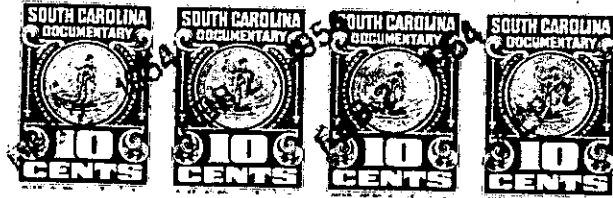
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OLLIE FARNSWORTH
R.M.C.



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

THIS AGREEMENT, made and entered into on the 28th day of January, 1954, by and between EASTERBY MOTOR COMPANY, a South Carolina corporation, hereinafter called lessor, and MATHER FURNITURE COMPANY, INCORPORATED, a South Carolina corporation, with a place of business at Greenville, South Carolina, hereinafter called lessee,

WITNESSETH THAT:

1. Heretofore, on April 1, 1953, the parties hereto entered into a lease agreement covering the building known as 104-106 West North Street, in the City of Greenville, South Carolina, under the terms of which lessor leased to lessee said premises for a term beginning April 1, 1953, and ending March 31, 1954, at a monthly rental of \$500.00.

2. Said original lease agreement provided that lessee should have an option of renewing and extending the lease for an additional term of four years.

3. Now, for and in consideration of the premises and the rental payments to be made, the parties hereto do hereby agree that said original lease agreement shall be renewed and extended for an additional period of one year, said additional term to begin April 1, 1954, and to end March 31, 1955; and all of the terms and conditions of said original lease, including the monthly rental of \$500.00 shall apply with like force to said additional term of one year.

4. Also, for the consideration set out above, lessor hereby grants to lessee the option to renew and extend said original lease for an additional term of four years beginning April 1, 1955, and ending March 31, 1959;