

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

This lease made and entered into by and between J. Frank Williams, Lessor, and Ray M. Blakely and Dan G. Blakely, Lessees:

W I T N E S S E T H

That for and in consideration of the rents reserved and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

1. That the Lessor hereby grants, bargains and leases unto the Lessees, and the Lessees do hereby lease, hire and accept from the Lessor the following property, together with the use of all easements and appurtenant passageways located in Greenville County, South Carolina, being a concrete block building and situate at No. 106 Cedar Lane Road.

2. To have and to hold said premises with all the rights, esements and appurtenances thereunto belonging and attaching unto the Lessees, their heirs and assigns, for and during the period from July 1, 1958 to June 30, 1963.

3. Lessees hereby agree to pay to Lessor for said lease the sum of Forty-five Hundred (\$4500.00) Dollars, payable Seventy-five (\$75.00) Dollars per month in advance, rent for the first month being hereby acknowledged. Lessees shall have the option of renewing this lease for an additional period of one year to June 30, 1964, by giving to Lessor written notice thirty (30) days prior to the expiration of this lease.

4. It is understood and agreed that Lessor shall keep the roof of said building in proper repair, but shall not be responsible for damages to merchandise or stock unless he fails to repair same within a reasonable time after notice by Lessees that said roof is defective.

5. It is agreed that Lessees shall not sublet any portion of said premises without the written approval of Lessor, and

(Continued on next page)