

LEASE

VOL 906 PAGE 203

THIS INDENTURE made this 21st day of December 1970, by and

between RICE-CLEVELAND COMPANY, a South Carolina corporation having its principal office at 107 Ridgeland Drive, Greenville, ~~xx~~ South Carolina 29601

(All words herein referring to LESSOR to be taken to be of such gender and number as the circumstances may require.) party of the first part (hereinafter called the LESSOR), and GRAYBAR ELECTRIC COMPANY, INC., a corporation organized and existing under the laws of the State of New York, and having its principal place of business at No. 420 Lexington Avenue, Borough of Manhattan, City, County and State of New York, party of the second part (hereinafter called the LESSEE): WITNESSETH:

That the LESSOR, for and in consideration of the covenants and agreements hereinafter contained to be kept and performed by the LESSEE, its successors and assigns, has leased and demised and does hereby lease and demise unto the LESSEE all those certain premises situate, lying and being in the City of Greenville, State of South Carolina, comprising a total ground area of 40,000 square feet and a total gross building area of 15,000 square feet, known and described as follows, to wit: The building and premises known as and by the street number 9 Commercial Drive, Pleasantburg Industrial ~~Bank~~ ^{Park}, Greenville, South Carolina 29606;

TO HAVE AND TO HOLD the above described premises with the appurtenances unto the LESSEE, its successors and assigns, for the term of fifteen (15) years, beginning on the 1st day of December, 1970, and ending on the 30th day of November, 1985.

(Continued on next page)

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GREENVILLE CO. S. C.
OLIVE B. WORTH