

Huntington & Guerry,
Incorporated
Greenville, S.C.

December 13, 1934.

Westinghouse Elect. Supply Co.,
1500 Varick St.,
New York, N. Y.

Gentlemen:-

We are returning herewith enclosed lease handed us by Mr. Dustin which is substantially O. K. We believe that the date of this lease should be changed to January 1st, 1935 which is about as short a time as needed for re-arranging and moving your stock, etc. (correction can be made in ink)

In the section on page 2 stating that Lessor shall make at his own expense all repairs to roof, walls, floors, supports or structure of the building it is understood that if any such repairs result from damage for which the Lessee is responsible, cost of such repairs shall be borne by the Lessee. Otherwise, it is clearly understood that it should be borne by the Lessor.

This being obviously right we ask that you sign a copy of this letter and attach it to each copy of the lease that you send us.

Very truly yours,

R. S. Huntington &
DuPont Guerry, Jr.

BY: R. S. Huntington
DuPont Guerry, Jr.

RSH-10

Approved:
Westinghouse Electric Supply Co.,
BY: B.W. Clark.

State of South Carolina,
County of Greenville.

L E A S E

This lease made and entered into this 21st day of December, 1934, by and between R. S. Huntington and DuPont Guerry, Jr., hereinafter designated as Lessors, and Westinghouse Electric Supply Company, a corporation incorporated in the State of Delaware, with a place of business at Greenville, South Carolina, hereinafter designated as Lessee.

W I T N E S S E S & T H :

In consideration of the payments made and to be made by the Lessee to the Lessors as hereinafter provided, and of the covenants by the Lessee hereinafter set forth, the Lessors do hereby demise and lease unto the Lessee the following described floor space in the two-story building at the northeast corner of River and Hammond Streets in Greenville, South Carolina, to-wit:

The southern half of the first floor of said building from the fire wall in front, including also the entrance from River Street at corner of building, and also that additional part of said floor space of the northern half of the first floor which lies to the east of the last line of columns.

To have and to hold unto the Lessors for and during the term beginning January 1st, 1935, and ending December 31st, 1937.

In consideration of the premises, the Lessee hereby covenants and agrees to pay to the Lessors the sum of Seventy-five (\$75.00) Dollars per month, monthly in advance, for the first year and Eighty-five (\$85.00) Dollars per month, monthly in advance, for the second year and Ninety (\$90.00) Dollars per month, monthly in advance for the third year.

It is covenanted and agreed between the parties hereto that the Lessors shall furnish water and heat to the Lessee, but that the Lessee shall furnish at its own expense, all light.

The Lessee agrees that it will direct all incoming carload shipments to be routed over the C. & W. C. Railway and its connecting lines, provided rates and service are equal to that over other lines. The Lessee also agrees that it will route over the C. & W. C. Railway and its connecting lines all outgoing carload shipments, provided the purchaser does not specify a different routing and provided rates and service are equal to that over other lines.

The Lessee further covenants and agrees that it will not assign this lease or sublet said premises, or any part thereof, without the consent in writing of the Lessors, except that the Lessee, without such consent of the Lessors, may assign this lease or sublet the premises or any part thereof to any subsidiary or affiliated corporation, the Lessee to remain liable to the Lessors for the faithful performance of all of the covenants of this lease by any such assignee or sub-lessee. And the Lessee further covenants and agrees not to do, nor permit to be done, on said premises anything which may render void or voidable any policy for the insurance of said premises against fire; nor which may render any increase or extra premium for such insurance, and during the term of this lease it will make at its own expense all necessary repairs, except repairs to the roof, walls, floors, supports or structure of the building, which are to be made by the Lessors; and that at the expiration of the term it will deliver up said premises in as good condition as they shall be at the beginning of the term, reasonable wear and tear alone excepted.

(OVER)