

- LEASE AGREEMENT -

THIS INDENTURE OF LEASE, made and entered into on this 19th day of April, A. D., 1940, by and between L. B. Jackson & Company, a North Carolina Corporation, with its principal place of business at Asheville, North Carolina, hereinafter designated as Lessor, and National Linen Service Corporation, a Delaware Corporation, with its principal office at Atlanta, Georgia, but authorized to do business and doing business in the State of South Carolina, hereinafter designated as LESSEE.

WITNESSETH

1. LESSOR, for and in consideration of the rental hereinafter reserved, and the conditions, covenants and agreements herein contained on the part of the LESSEE, to be kept, observed and performed, has leased, and by these presents does hereby lease unto LESSEE, its successors and assigns, all that certain piece, parcel or lot of land situate, lying and being on the North side of West Washington Street, in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:-

BEGINNING at an iron pin on said street at corner of J. B. Marshall's home place, and running thence with said street, South 64-45 East, 130 feet to an iron pin, corner of Mrs. F. J. Rowley's lot; thence with her line, North 23-40 East, 211 feet and 3 inches to an iron pin, corner of E. H. Stradley's lot; thence with line of last mentioned lot, North 65-10 West, 134 feet to an iron pin corner of J. B. Marshall's lot; thence with his line, South 22-45 West, 214 feet 9 inches to the beginning corner.

This is the identical property that was conveyed by Lee C. Harris, et al, to Gordon Miller by deed dated Dec. 28, 1937, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 201, at page 165, and was devised to Marguerite C. Miller under and by the terms of the Last Will of Gordon Miller, now on file in the office of the Probate Judge for Charleston County, S. C., and conveyed by the said Marguerite Miller to L. B. Jackson & Company by deed dated February 1st, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 218, at page 204.

2. TO HAVE AND TO HOLD the above leased premises, and all the privileges and appurtenances thereunto belonging, unto LESSEE, for and during the term of Fifteen (15) years, unless sooner terminated, as hereinafter provided, to commence on the 1st day of October, 1940, and to terminate at midnight on the 30th day of September, 1955. Said leased premises, and the building to be erected thereon, are to be used by the Lessee for the conduct of its linen supply business, including the operation of a laundry plant incident and necessary for the operation of said business.

3. LESSOR further agrees, that on or before the 1st day of July, 1940, it will commence the construction of a building on said property, in accordance with the plans and specifications prepared by R. H. Edney, of Asheville, North Carolina, and diligently carry on the construction of said building and complete the same in full accordance with said plans and specifications, and deliver possession of said premises and the building so completed to LESSEE On or before the 1st day of October, 1940.

The plans and specifications have been identified by the signatures of the parties hereto contemporaneously with the execution of this contract and a copy of the same delivered to Lessee.

4. LESSEE agrees, that in consideration for the lease of said premises and of the agreement by LESSOR to construct on said premises the building hereinabove provided, for, it shall yield and pay as rental for said premises a sum equal to Four Hundred and Seventy-five (\$475.00) Dollars per month for each and every month during the agreed term of this lease, to-wit, Fifteen (15) years, said rental to be payable, subject to the conditions hereinafter set out, in monthly installments of Four Hundred and Seventy-five (\$475.00) Dollars each, said installments payable in advance on or before the first day of each month.

The rentals herein provided for may be paid by check or draft, payable to the order of Lessor, and mailed to it at Asheville, North Carolina, or to such address or agent as Lessor may from time to time hereafter direct by writing under proper corporate authority.

5. In the event Lessee should be declared a bankrupt, either voluntarily or involuntarily, be placed in the hands of Receiver; or execute an assignment for the benefit of creditors, or in the event Lessee shall be in default in the payment of rent, or otherwise, and shall remain in default for a period of thirty (30) days after notice from Lessor, by registered mail to it of such default, addressed to its office at Atlanta, Georgia, then any or all of such events shall be, at the option of Lessor, conditions subsequent to the continuance of this lease, in such event or events, at the option of Lessor, the term of this lease shall cease, and the Lessor may immediately re-enter, without further notice, all statutory notice being hereby waived.

6. Provided, nevertheless, that the termination of the term by conditions broken, as hereinabove provided, and re-entry thereunder by Lessor, shall in no wise release Lessee from

For Assignment of Lease, see Deed Book 226, page 93.
For Assignment of Lease, Rents and Profits, see Deed Book 226, page 96.