

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

L E A S E

THIS AGREEMENT Made and entered into this 12th day of February, 1946, by and between Martin G. Dudley, of Greenville, South Carolina, hereinafter called the Lessor, and The Haverty Furniture Company, a corporation incorporated under the laws of the State of South Carolina, hereinafter called the Lessee,

W I T N E S S E T H:

That for and in consideration of the payments made and to be made by the Lessee, as hereinafter provided, and of the covenants made by the Lessee hereinafter set forth, the Lessor hereby leases and demises unto the Lessee the following described property, to-wit:

The basement of the building constructed on "All that certain piece, parcel or lot of land in the City and County of Greenville, on the West side of Jackson St. (sometimes called South Laurens St.) and having the following metes and bounds according to plat of the property of Farmers Loan & Trust Co. made by Dalton & Neves, Engineers, Dec. 1930, and recorded in the office of the R. M. C. for Greenville County in Plat Book H, page 286:

"BEGINNING at a point on the West side of Jackson St. at the South side of the Right-of-way of the Southern Railway Co. which point is 132.5 ft. from the Southwest corner of Court and Jackson Streets, and running thence with Jackson St. S. 20-00 W. 90.4 ft., more or less, to line of lot of estate of J. M. McGee; thence with line of lot of estate of J. M. McGee N. 70-00 W. 100.5 ft. to point in brick wall; thence through said wall N. 20-00 E. 90.2 ft. to a point in the South line of the right-of-way of the Southern Railway Company; thence along the South side of said right-of-way S. 70-00 E. 100.5 ft. to the beginning corner." Being the same property conveyed to Martin G. Dudley by Home Building & Loan Association by its deed dated July 8, 1935, recorded in R. M. C. Office for Greenville County in Deed Book 178, page 97.

The above described building is the same in which the National Biscuit Company now occupies the first floor.

The Lessor hereby grants unto the Lessee a right to the use of all alleyways and rights-of-way for ingress and egress of the premises hereby leased, which alleyways and rights-of-way are to be used along with other tenants of Lessor in said premises and any other parties who may have any rights in and to said alleyways and rights-of-way.

TO HAVE AND TO HOLD Unto the Lessee, its successors and assigns, for and during the term of five years, beginning on the 1st day of May, 1946, and ending on the 30th day of April, 1951, for the use and purpose of storing furniture and similar goods, wares and merchandise, and for dealing in and selling from said premises at wholesale and retail furniture and similar goods, wares and merchandise; and for the repair of said furniture, goods, wares and merchandise on said premises.

In consideration of the premises, the Lessee does hereby covenant and agree that it will pay unto the Lessor a rental of Forty-Five Hundred (\$4500.00) Dollars, payable at the rate of \$75.00 per month, on the 1st day of May, 1946, and on the first day of each and every month thereafter during the continuance of said lease. Upon default in payment of two months rent or failure on part of Lessee to perform any of the covenants and agreements herein contained, Lessor may: (1) declare the