7 14 4

STATE OF SOUTH CAROLINA

LEASE AGREEMENT

COUNTY OF GREENVILLE

This indenture of Lease executed in duplicate this the 31st day of July, 1956, by and between Talmer Cordell, hereinafter called the Lessor, and Bob Brashier Furniture Co., Inc., of Greenville, S. C., hereinafter called the

WITNESSETH:

That in and for the consideration of the rent reserved and the mutual covenants and agreements herein contained, the Lessor does hereby demise and lease unto the Lessee, for the purpose of operating a retail furniture store, and upon the conditions and subject to the covenants and agreements herein set forth for a period of five (5) years, beginning on the first day of January, 1957, and ending on the 31st day of December, 1961, the building located on the following described real estate, and the lands in front of said building, belonging to the Lessor:

"All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, immediately adjoining and contiguous to the building occupied by Dempsey Window Unit Mfg. Co., on the Easley Highway known as Highway No. 123, said lot to be approximately 70 x 200, more or less, in either width or depth."

The parties hereto, for themselves and their respective heirs, successors and assigns, do hereby agree as follows:

- I. Rent Reserved. The Lessor hereby reserves and the Lessee agrees to pay to Lessor an annual rental of \$3000.00 payable in monthly instalments of Two Hundred, Fifty and No/100 (\$250.00) Dollars each on the first day of each and every month, in advance, for and during the entire term of this lease. The first three months rent, amounting to \$750.00, to be paid in advance, upon the signing of this lease.
- II. Building. The Lessor shall construct upon the premises a brick and concrete block store building of approximately the size of 70 feet wide by 80 feet deep, consisting of one main floor and a full, day-light basement, which shall be included in this lease. Lessor shall also "black top" the lot in front of the building to the Highway for parking purposes.
- III. Use of Premises. Unless the written consent of the Lessor shall have first been obtained, the Lessee shall not use, or permit said premises, or any part thereof, to be used, for any purpose other than that for which the premises are hereby demised; nor shall Lessee commit, nor suffer to be committed, any waste or nuisance upon the premises.
- IV. Renewal and Option To Buy. The Lessee is granted the right, at its option, to renew this lease for an additional period of five (5) years, upon giving notice in writing of its intention so to do at least 60 days prior to the expiration of the term provided by this lease. Should the renewal option be exercised by the Lessee, all the terms and conditions of this lease shall remain in full force and effect. Should the Lessor decide to sell the demised premises during the term of this lease, or a renewal thereof, then, and in that event, the Lessee shall have the right, at its option, to meet the best firm offer which may be made to the Lessor for a purchase of said premises, and the Lessor shall, provided he deems the offer sufficient, upon payment of such price, convey said premises to the Lessee.
- V. Maintenance and Repairs. The Lessee covenants that it will, at its own expense, keep and maintain the interior of the building, including all electrical