

LEA S E

Dan D. Davenport,
Luther M. Davenport,
Malcolm C. Davenport,
Martha D. McCleery,

Landlords,

- T O -

H. L. Green Company, Inc.,

Tenant.

Dated: July 9, 1941.

Premises: Greenville, South Carolina.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS INDENTURE OF LEASE Made the 9th day of July, 1941, by and between Dan D. Davenport, of Greer, South Carolina, Luther M. Davenport, of Miami, Florida, Malcolm C. Davenport of Greenville, South Carolina, and Martha D. McCleery of New York City, New York, hereinafter sometimes, for convenience, collectively called "Landlord" and H. L. Green Company, Inc., a corporation organized and existing under the laws of the State of New York, hereinafter sometimes, for convenience, called "Tenant,"

W I T N E S S E T H:

That for and in consideration of the rents reserved and of the mutual covenants, promises, and agreements hereinafter contained, it is agreed as follows:

DEMISE

1. That the Landlord hereby grants, bargains, demises, and leases unto the Tenant and the Tenant does hereby lease, hire, and accept from the Landlord the following property with the buildings and improvements thereon, together with the use of all exits, entrances, easements, and appurtenant passageways located in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

"All that certain piece, parcel, or lot of land situate, lying, and being in the City of Greenville, County of Greenville, State of South Carolina, on the west side of North Main Street, and having the following metes and bounds according to a plat thereof made by Dalton and Neves, Surveyors, in May, 1940, to-wit:

"Beginning at a point on the west side of North Main Street 92.25 feet southerly from the intersection of the westerly line of North Main Street with the southerly line of West Coffee Street, said point of beginning being the southeasterly corner of the Cauble property hereinafter described, and running thence with the southerly line of said Cauble property N. 70-10 W. 242.8 feet, more or less, to a point on the east side of North Laurens Street, said point being the southwest corner of the Cauble property hereinafter described; thence along the east side of North Laurens Street S. 20-20 W. 36.45 feet, more or less, to a point; thence S. 70-10 E. 120 feet, more or less, to a point; thence N. 20-20 E. 9.3 feet, more or less, to a point; thence S. 70-0 E. 123 feet, more or less, to a point on the west side of North Main Street; thence along the west side of North Main Street N. 20-0 E. 27.5 feet, more or less, to the beginning corner;" subject to any state of facts which an accurate survey may show.

It is contemplated between the Landlord and Tenant that the Tenant may acquire by lease certain other real property in Greenville, South Carolina, situate on and adjacent to the northerly side of the premises hereinabove described which certain other property is hereinafter referred to as the "Cauble Property", and has the following metes and bounds, according to a plat made by Dalton and Neves, Surveyors, in May, 1940, to-wit:

"Beginning at a point on the west side of North Main Street 92.25 feet southerly from the intersection of the westerly line of North Main Street with the southerly line of West Coffee Street, said point of beginning being the northeasterly corner of the Davenport property hereinabove described, and running thence with the northerly line of said Davenport property N. 70-10 W. 242.8 feet, more or less, to a point on the east side of North Laurens Street; said point being the northwest corner of the Davenport property hereinabove described; thence along the east side of North Laurens Street N. 20-20 E. 20 feet, more or less, to a point on the north face of a brick wall; thence along the north face of said wall S. 69-52 E. 108.9 feet, more or less, to a point; thence S. 20-20 W. 2 feet, more or less, to a point; thence S. 70-24 E. 53.6 feet, more or less, to a point; thence N. 20-0 E. 6 feet, more or less, to a point; thence S. 70-12 E. 80.2 feet, more or less, to a point on the west side of North Main Street; thence along the west side of North Main Street S. 20-0 W. 23.65 feet, more or less, to the beginning corner."