

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

This agreement made and entered into this 23rd day of June 1947 by and between Paul G. Cushman and Freddie C. Charlotte of Greenville, South Carolina parties of the first part and hereinafter called the "landlords" and Westinghouse Electric Supply Company a corporation doing business under the laws of the State of Delaware and contracted to do business in the State of South Carolina whose principal address is No. 40 Wall Street, New York 5, New York hereinafter called the "tenant", WITNESSETH:

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

1. That the Landlords do hereby demise and lease unto the Tenant, and the Tenant does hereby take and lease from the Landlords, all of that certain lot of land situate on the west side of Pendleton Street, Greenville, South Carolina, immediately south and adjacent to property belonging to the Southern Railway Company, known as #226 Pendleton Street, said lot having a frontage of sixty-three (63) feet on Pendleton Street and a depth of one hundred ninety-one (191.0) feet along parallel lines; together with the brick building on this lot.

The term of this lease shall be five (5) years, commencing on the 1st of March, 1948 and terminating February 28, 1953.

2. The rental to be paid by the Tenant for the demised premises is a total of Twenty-One Thousand (\$21,000.00) dollars, to be paid Three hundred and fifty (\$350.00) dollars on the first day of each and every successive month, monthly in advance commencing March 1, 1948.

3. The Tenant is leasing this property for the purpose of operating an electrical supply business.

4. The Tenant further agrees that it will not, without prior written consent of the Landlords, sell, assign, mortgage, pledge or otherwise dispose of this lease or sublet the premises as a whole or part, or make any alterations therein, or use or occupy the premises for any other purpose than operating the electrical supply business; provided, however, that such consent of the Landlord shall not be unreasonably or arbitrarily withheld. In the event a sub-lease is made and approved by the Landlords, it is agreed that the Tenant shall not be released from the obligations contained in this lease.

5. It is agreed that in the event the said building herein demised is damaged by fire or other casualty, the building shall be repaired or restored to its former condition as speedily as possible at the expense of the Landlords, and that the rent shall be abated for the period that the building is under repair.

6. It is further understood and agreed that the Tenant may attach its usual signs on or about the demised premises, provided such signs and other attachments shall comply with all requirements of law or local ordinances. The Tenant agrees to protect and save harmless the Landlords against any liability for damage to persons or property caused by or growing out of the installation and operation of said signs, and the tenant agrees to carry adequate public and employers liability insurance to constitute reasonable and proper protection to protect the Landlords.