

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) LEASE

THIS INDENTURE OF LEASE, made and entered into this
 29 day of January 1954, by and between THE GREENVILLE NEWS -
 PIEDMONT COMPANY, a corporation organized and existing under the laws
 of the State of South Carolina, hereinafter called the "LANDLORD," and
 F. M. W. CORPORATION, a corporation existing under the laws of the State
 of South Carolina, with offices at 411 North Main Street, Greenville, South
 Carolina, hereinafter called the "TENANT".

WITNESSETH:

PREMISES. That the Landlord does hereby demise and lease
 unto Tenant the premises with the buildings and improvements to be erected
 thereon situated in the City of Greenville, County of Greenville, and State of
 South Carolina, and having according to a survey made by Piedmont Engi-
 neering Service, dated the 15 day of January 1954, (a copy of
 which is attached hereto and marked "Exhibit A") the following, metes and
 bounds, to-wit:

BEGINNING at a point at the Northeast corner of the
 intersection of North Main Street and East Washing-
 ton Street and running thence along the East side of
 North Main Street N. 17-36 E. 51.15 feet to a point;
 thence with the center of a brick wall and beyond S.
 72-19 E. 95.55 to a point in the center of another brick
 wall; thence with the center of the last mentioned wall
 and beyond, N. 18-17 E. 24.7 feet to a point on the
 South face of a brick wall; thence along the South face
 of said brick wall, S. 71-36 E. 24.65 feet to a point;
 thence S. 17-47 W. to and with the center of a brick
 wall 75.50 feet to a point on the North side of East
 Washington Street; thence along the North side of
 East Washington Street, N. 72-21 W. 120.5 feet to the
 beginning corner; being the same premises shown
 and designated as "PIEDMONT REALTY CO." on said
 survey.

TO HAVE AND TO HOLD the said premises, together with
 all and singular the improvements, appurtenances, rights, privileges and
 easements thereunto belonging or in anywise appertaining, unto the said