

O.H.B.
J.W.D.
gwh

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS INDENTURE OF LEASE, made and entered into this *29th* day of *January*, 1954, by and between John A. McPherson, Jean M. Davis, and Estate of Ellen M. Going, of the City of Greenville, County of Greenville, and State of South Carolina, hereinafter called the "LANDLORD", and KMW 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:

That the Landlord does hereby demise and lease unto the 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 Engineering 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 on the East side of North Main Street, said point being 51.15 feet North from the North-east corner of the intersection of North Main Street and East Washington Street, and running thence along the East side of North Main Street N. 17-36 E 25 feet to a point; thence with the center of a brick wall S 72-48 E. 95.6 feet to a point in the center of said wall; thence to and with the center of another brick wall S. 17-41 W. 24.7 feet; thence N. 72-19 W. to and with the center of said brick wall 95.55 feet to a point on the East side of North Main Street, the beginning corner, being the same premises shown and designated as " McPherson " 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 any wise appertaining, unto the said Tenant for a term commencing the first day of June A. D., 1954, or on any earlier date that possession is accepted, and expiring Twenty-five (25) years from the first day of the first month following