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DEC 8 1 29 PM 1955
VILLE FARMACIA
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

REAL ESTATE LEASE

KNOW ALL MEN BY THESE PRESENTS That this Lease is entered into this 14th day of October, 1955, by and between E. A. Powen and Rosa O. Bowen, hereinafter referred to as the Lessors, and Dixie Radio Supply Company, Inc., a corporation, hereinafter referred to as the Lessee.

WITNESSETH

That the Lessors, for the consideration hereinafter mentioned, do hereby lease a building, measuring thirty feet by one hundred feet, adjoining on the South the building leased August 29, 1952, by the Lessors to the Lessees, which is located on the East side of Highway 29, just beyond the Old Greenville City Limits, and being a portion of same property conveyed to the Lessors by D. Frank Williams and Sons, January 6, 1944, until November 30, 1962 to the Lessee with a sixty (60) day option before the expiration of the original term of said Lease to renew said Lease for an additional five (5) years provided the Lessors are given written notice of its intention to exercise said option within sixty (60) days before the expiration of the Lease. It is further agreed and understood that in consideration of the premises above mentioned the Lessee is to pay the sum of One Hundred and Fifty (\$150.00) Dollars per month, as rental for said building, on the 1st day of each month, in advance. It is further agreed and understood between the Lessors and the Lessee that the Lessee is hereby given the express right and authority to erect such building or buildings, on the back of the lot on which the building in question is situated, as needed for the purpose of storage space, title to any such buildings erected by Lessee to vest in Lessors. It is further agreed and understood between the parties hereto that the said premises are to be used solely for the purpose of operating a wholesale radio and electronics supply business, and that no other business may be operated on said premises during the term of this Lease,