

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT, Made and entered into this 31st day of December, 1957 by and between H. L. Peden, of Greenville, South Carolina, hereinafter called the Lessor, and Atlanta Oak Flooring Company, a corporation organized and existing under the laws of the State of Georgia, with its principal place of business in the City of Atlanta, State of Georgia, hereinafter called Lessee:

W I T N E S S E T H:

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

(1) That the Lessor does, for the terms herein specified, hereby lease, demise and let unto the Lessee that certain piece, parcel or lot of land, which property fronts on Peden Street 75 feet and has a depth of approximately 132 feet, on which a one-story brick warehouse is to be erected by the Lessor as hereinafter provided, with the improvements to be erected thereon.

(2) To have and to hold the above-described premises, including the improvements to be erected thereon, unto the Lessee, its successors and assigns, from the date of the completion of the building to be erected thereon by the Lessor and ending on January 1, 1960.

(3) It is understood and agreed that the warehouse to be constructed by the Lessor on the demised premises shall be completed and ready for use and occupancy by the Lessee not later than July 1, 1958. If said warehouse is completed by Lessor and occupied by Lessee prior to July 1, 1958, the rent for said period shall be paid by Lessee in proportion to the monthly rental hereinafter provided in the next succeeding paragraph.

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FILED
JAN 18 11 11 AM 1958
CLERK
R.M.O.

