

FILED
GREENVILLE CO. S. C.
APR 9 5 01 PM 1958

STATE OF SOUTH CAROLINA)
LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS AGREEMENT made and entered into this 25th day of March 1958, by and between H. L. BALDWIN of Greenville, S. C., hereinafter called "Lessor", and the MEBANE COMPANY, of Mebane, North Carolina, a corporation chartered under the laws of the State of North Carolina, hereinafter called "Lessee",

W I T N E S S E T H:

The Lessor does hereby lease and demise to the Lessee and the Lessee does hereby lease and take as tenant:

"The entire second floor of that concrete block and steel building approximately 56 feet in width and running back to a depth of 92 feet on the North side of Lydia Street, in the City of Greenville, S. C., containing approximately 5152 square feet, being located on that property conveyed to H. L. Baldwin by deed of John B. Scoggins, dated July 25, 1956, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 558, page 369."

TO HAVE AND TO HOLD unto the Lessee for and during the term beginning June 1, 1958, and ending May 31, 1963, for the purpose of operating a warehouse therein.

As consideration for this lease, the Lessee hereby covenants and agrees:

1. That it will pay to the Lessor the sum of Two Hundred (\$200.00) Dollars per month in advance beginning June 1, 1958.
2. The Lessee agrees that it will not assign, transfer or set over this lease without the written consent of the Lessor.
3. The Lessee at the expiration of the said terms of this lease shall and will quietly and peaceably surrender and yield up the said premises unto the Lessor, providing the option stated below is not exercised and the said premises will be in as good order and condition as the same now are, reasonable use, wear and tear excepted.

RAINEY, FANT,
BRAWLEY & HORTON
ATTORNEYS AT LAW
GREENVILLE, S. C.

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