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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT



THIS AGREEMENT made and entered into this 12th day of August, 1958, by and between J. B. Orders, hereinafter referred to as the "Lessor" and Orders Tile and Distributing Company, a corporation, hereinafter referred to as the "Lessee", WITNESSETH:

That for and in consideration of the rents hereinafter specified, the Lessor does hereby lease and demise unto the Lessee for a period of five (5) years commencing August 12, 1963 and ending August 11, 1968 that certain building located just outside the limits of the City of Greenville in the County of Greenville, State of South Carolina, on the East side of Grant Street, to be designated as No. 100 Grant Street, which building has recently been constructed.

In consideration for the use of said premises, the Lessee agrees to pay to the Lessor rental therefor at the rate of Four Hundred Dollars (\$400.00) a month, said monthly payments to be due and payable in advance on or before the 20th day of each month during the term of said lease.

In addition to the stipulated rental above set forth, the Lessee agrees to pay all water, light and heat bills incurred by reason of its occupancy of the premises and for any other utilities that may become necessary.

It is understood and agreed that the Lessor will maintain the roof of said building or buildings in a reasonable good state of repair but shall not be liable for any damage occasioned by reason of leakage unless and until the Lessee shall first have given the Lessor written notice of the defective condition of said roof and the

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