

AUG 23 3 00 PM 1963



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FANNINGWORTH  
R.M.C.

BOOK 730 PAGE 477



LEASE

Parties

THIS LEASE, Executed in duplicate this the 14<sup>th</sup> day of August, 1963, by and between GREAT SOUTHERN WAREHOUSES, INC., party of the first part, hereinafter called "Lessor", and J. P. STEVENS & CO., INC., party of the second part, hereinafter called the "Lessee";

WITNESSETH:

Length of Term

That the party of the first part in consideration of the rents, covenants, and agreements hereinafter mentioned to be kept and performed by the party of the second part, does hereby lease and rent unto the party of the second part for a term of one (1) year, commencing on the date of occupancy hereinafter defined, that certain property situate in the Town of Slater, County of Greenville, State of South Carolina, and more particularly described as follows:

"Demised Premises"

All of that 1.3 acre tract of land which is shown on the plat prepared by Pickell & Pickell, Engineers, dated February, 1954, and recorded in the R. M. C. office of Greenville County at Greenville, South Carolina, in Plat Book HH at page 19.

TO HAVE AND TO HOLD the same unto the said Lessee for the uses, purposes, terms and conditions herein mentioned.

The parties hereto, for themselves and their respective heirs, executors, administrators and assigns do hereby covenant and agree:

Rental

SECTION 1. Lessor hereby reserves and the Lessee agrees to pay a fixed rental of Eleven Thousand Eight Hundred Eighty Dollars (\$11,880.00) per year, to be paid in advance not later than ten days after the beginning of each rental year during the term of this lease. No rental shall accrue or be payable hereunder prior to the date of occupancy.

Construction of Improvements

SECTION 2. Lessor covenants and agrees to and with the Lessee, as a part of the consideration for the rental herein reserved, to cause forthwith, at Lessor's cost and expense, to be erected and placed on said premises, a warehouse which is to contain no less than 27,000 square feet of floor space, said building to be built in accordance with plans and specifications previously prepared and to be subject to the approval of the engineers of the Lessee. It is the intention of the Lessor that the construction of the warehouse is to be completed and the building ready for occupancy on or before 1 November 1963; in the event that the building is not completed and ready for occupancy within 90 days after the scheduled completion date of 1 November 1963, this lease is subject to cancellation at the option of Lessee.

Lawful Construction and Use

Lessor covenants that the improvements on the demised premises will comply with all labor, sanitary and building codes, ordinances and regulations applicable thereto and that the use of the demised premises



continued on next page

for Ollie Fanningworth R.M.C. Book 737 Page 490