

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. LEASE AGREEMENT  
 COUNTY OF GREENVILLE SEP 23 11 55 AM '69

OLLIE FARNSWORTH

THIS AGREEMENT entered into this 12 day of September

1969, by and between MULLINAX DRUG STORE, INC., hereinafter referred to as "Landlord", and B & H MANUFACTURING CO., INC., hereinafter referred to as "Tenant";

WITNESSETH:

That for and in consideration of the sum of One and no/100 Dollar (\$1.00), in hand paid to the Landlord by the Tenant, and the mutual covenants contained herein and other valuable considerations hereinafter mentioned,

IT IS AGREED AS FOLLOWS:

1. The Landlord does hereby rent, lease and demise unto the Tenant, its successors and assigns, the following described premises:

"All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, at the intersection of Hellams Street and McBeth Street, in that section known as Monaghan Mill Village, and having, according to a survey and plat entitled "Property of Vistor-Monaghan Mills", prepared by Pickell and Pickell, Engineers, September 8, 1950, (which plat is recorded in the RMC Office for Greenville, South Carolina, in Plat Book Z, Page 67) the following metes and bounds, to-wit:

"BEGINNING at a point marked by a nail and cap at the intersection of the east side of Hellams Street with the north side of the sidewalk running along the north side of McBeth Street; and running thence along the east side of Hellams Street, N. 5-35 E. 116.2 feet to an iron pin; thence S. 89-51 E. 67.4 feet to an iron pin; thence S.0-36 W. 116.5 feet to an iron pin on the north edge of the sidewalk running along the north side of McBeth Street; thence N. 89-24 W. 78 feet to the point of beginning."

2. The term of said Lease is for a period of five years, commencing September 16, 1969, and ending September 16, 1974.

3. The Tenant contracts and agrees to pay as rent during said period the sum of Two Hundred and no/100 Dollars (\$200.00) for each and every month, said rent being payable in advance on or before the tenth day of each month.

4. The Tenant agrees to maintain the interior of the demised premises, excepting structural parts, in as good condition as received excepting normal wear and tear and the Landlord agrees to maintain and make all necessary

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