

STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE.)

L E A S E

THIS AGREEMENT made and entered into this 25th day of October, 1948 by and between M. S. MERRITT and J. P. WILLIAMSON, of Greenville, S. C., hereinafter referred to as Lessors, and GREENVILLE PROGRESSIVE GROCER'S CO-OPERATIVE ASSOCIATION, a corporation chartered under the laws of the State of South Carolina, with its principal place of business in the City of Greenville, hereinafter referred to as Lessee,

W I T N E S S E T H :

In consideration of the payments made and to be made by the Lessee as herein provided, the Lessors do hereby rent and lease unto the said Lessee the following described premises, to-wit:

That one-story warehouse building containing approximately 32,000 square feet, together with the salt meat storage cooler with compressors and motors located in said warehouse, lying on the South side of Welborn Street in the City of Greenville, S. C., fronting Welborn Street approximately 200 feet and extending back to a depth of approximately 160 feet, together with the platform along the North edge of said warehouse and also that unimproved lot of land lying North of and adjacent to said warehouse extending to the South side of Welborn Street.

There is expressly excluded from this lease that unimproved lot of land situate at the Southwest corner of Hudson and Welborn Streets measuring along the West side of Hudson Street approximately 200 feet and extending therefrom to the East edge of the said warehouse including the platform fronting Hudson Street together with the offices located on the second floor of the warehouse building and the stairway leading to said offices.

The Lessors expressly reserve unto themselves, their heirs and assigns, that area in the Eastern end of the said warehouse enclosing the boiler, pipes and other equipment used in connection with the heating system and also reserve such additional area adjacent to the said boiler room as may be needed to place therein all motors, pipes, compressors and other appliances now located in said warehouse and used in connection with the air conditioning machines in the offices mentioned above, together with the right of ingress and egress for themselves, their servants, agents, heirs and assigns, to and through said warehouse for the purpose of operating and maintaining said heating system and air conditioning equipment.