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STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.) AGREEMENT OF LEASE

THIS AGREEMENT OF LEASE (hereinafter referred to as "Lease"), made and entered into this 1st day of January, 1953, between PAUL BROWNING, of Greenville, South Carolina (hereinafter called "Lessor"), and THE MAIN-ELFORD CORPORATION, a corporation organized and existing under the laws of the State of Delaware (hereinafter called "Lessee");

W I T N E S S E T H:

1. PREMISES: That in consideration of the rent and upon the terms and conditions hereinafter stated, the Lessor hereby leases unto the Lessee, its successors and assigns, and the Lessee hereby accepts as tenant the following described premises:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the Southern side of West Elford Street in the City of Greenville, County of Greenville, State of South Carolina, and shown as property of Paul Browning (including a 9 foot alley) on a plat entitled "Property Survey, Main-Elford Corporation, Greenville, S. C.", made by Piedmont Engineering Service, Greenville, S. C., January, 1953, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of West Elford Street, which iron pin is N. 62-35 W. 148.2 feet from the Southwestern corner of the intersection of North Main Street and West Elford Street and at the Northwestern corner of property indicated on said plat as "R. E. Griffin", and running thence along the line of property of R. E. Griffin S. 26-01 W. 101.6 feet to an iron pin at the Southwestern corner of property of R. E. Griffin; thence continuing S. 26-01 W. 79.9 feet along the line of other property indicated on said plat as "Paul Browning" to a point in the Northern line of a 10 foot alley, which point is at the Southwestern corner of other property indicated on said plat as "Paul Browning"; thence along the Northern side of said 10 foot alley N. 62-44 W. 78.8 feet to an iron

P.B. P / A.H.A.



for Deed to the Main Elford Corp. see Deed Book 641 Page 380