STATE OF SOUTH CAROLINA   )

                             SUBLEASE AGREEMENT

COUNTY OF GREENVILLE   )

        THIS SUBLEASE AGREEMENT, Made and entered into this

22 day of August, 1958, by and between G. J. Scarr, hereinafter

referred to as Landlord, and McDuffie-Parker Furniture Company,

a corporation incorporated under the laws of the State of South

Carolina, with its principal place of business in Greenville, South

Carolina, hereinafter referred to as Tenant,

W I T N E S S E T H:

        That Landlord does hereby grant, bargain and sublease

unto the Tenant the following-described property:

> All that certain piece, parcel or lot of land
> in the City of Greenville, County of Greenville,
> State of South Carolina, on the west side of the
> Augusta Road, in the block between McPherson
> Lane and East Paris Road, and being the same
> property now occupied by Augusta Road Paint and
> Hardware Company, and being known and designated
> as 2019 Augusta Road.

        TO HAVE AND TO HOLD UNTo Tenant for the term of seven

years, six months and twenty days, commencing on January 1, 1959

and ending on the 21st day of July, 1966.

        Tenant agrees to pay to Landlord for and during the period

of said lease a rental of 8450.00 per month, said rent to be due and

payable in advance on the first day of each calendar month during

said period, the first payment to be due January 1, 1959.

        Should any installment of rent be past due and unpaid for

a period of thirty (30) days after same is due, Landlord may at his

option, after giving five days notice in writing, either

        (a) declare the full rental for the entire period due
and payable immediately and resort to any legal remedies at law or
in equity for the enforcement or collection of the rent, or to re-
cover damages for the breach of said covenants, or

        (b) declare this lease terminated and enter and take
possession of the subleased premises and thereafter hold the same
free of any rights of the Tenant to use said premises.

        Landlord shall, nevertheless, have the right to recover

from the Tenant any and all sums which under the terms of this lease