



STATE OF SOUTH CAROLINA JUL 2 1961
COUNTY OF GREENVILLE

THIS LEASE AGREEMENT, made as of the 24th day of May, 1961 by and between C. L. CANNON & SONS, INC., a South Carolina corporation with its principal office in Greenville, South Carolina, (hereinafter referred to as "Landlord"), and BRIDGES FURNITURE COMPANY OF CHARLOTTE, INC., a North Carolina corporation with its principal office in Charlotte, North Carolina, (hereinafter referred to as "Tenant");

WITNESSETH:

That in consideration of the covenants and agreements herein contained, the Landlord does hereby lease and demise unto the Tenant the premises situated in the City of Greenville, County of Greenville, State of South Carolina, and described as follows:

Property of Landlord located at 415 West Washington Street, as shown on the attached drawing dated May 30, 1947, prepared by the Piedmont & Northern Railway Company.

TO HAVE AND TO HOLD said premises with all the rights and privileges thereto belonging to Tenant, its successors and assigns, upon the following terms and conditions:

1. The term of this lease shall be for ten years beginning on September 1, 1961 and ending on August 31, 1971.
2. The Tenant shall pay as annual rental the sum of \$5,040.00, payable in advance on the first day of each month, in equal monthly installments, of \$420.00, beginning on September 1, 1961. Tenant agrees to pay said rental at the office of Alester G. Furman Co., Greenville, S. C., agent for Landlord, until further directed by Landlord in writing.
3. The Landlord covenants that the Tenant, on performing the covenants and conditions contained herein, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid, free from the adverse claims of anyone.
4. Tenant will use the demised premises only as a warehouse for the storage of its merchandise. But if it should desire to use the premises for other purposes, the Landlord will not withhold approval unless such new use will damage the building physically or downgrade the location.
5. The Tenant shall have the right to assign or sublease all or any part of the premises to any affiliated corporation, a

For Plat See Deed Book 676, page 179

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