

OFFICE OF THE CLERK OF COURTS
GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L E A S E

This lease made this 19th day of Dec., 1962, by
M. L. Lanford and William F. Lanford of the City of Greenville, State
of South Carolina, hereinafter called the Lessors and McDuffie-Parker
Furniture Co., Inc., a corporation, hereinafter called the Lessee,

W I T N E S S E T H

That in consideration of the rents, covenants and con-
ditions hereinafter set forth, on the part of the said Lessee to be
paid, performed and observed, said Lessors do hereby demise, let and
lease unto said Lessee a building to be built behind a building form-
erly known as Lanford's Furniture Mart located at 1703 Easley Bridge
Road. The building is to be 55' x 120' constructed of twelve inch
blocks with a pre-stress roof.



PURPOSE

Said leased premises are to be used for the purpose of
carrying on the business of a furniture store and a warehouse.

TERMS

TO HAVE AND TO HOLD the said leased premises for a per-
iod of ten (10) years, beginning the first day of March, 1963.

RENT

The Lessee shall pay to the Lessors as rent for said
premises the sum of \$250.00 per month, beginning March 1, 1963, in
advance on the first day of each and every month during the term hereof.

INSURANCE

Lessee shall maintain during the term of this Lease in
full force and effect public liability insurance for its own protection
against injuries, accidents, or cause for action, of every nature and
kind whatsoever that may arise from the use and occupation of said prem-
ises by said Lessee.

(CONTINUED ON NEXT PAGE)