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MEMORANDUM OF LEASE

GREENVILLE, SOUTH CAROLINA

THIS MEMORANDUM OF LEASE, dated as of the 1st day of June, 1964, by and between CHARLESTON PROPERTIES, INC., a Delaware corporation, having an address in care of The Corporation Trust Company, 100 West Tenth Street, Wilmington 99, Delaware (herein called Lessor), and THE LOUIS ALLIS COMPANY, a Wisconsin corporation, having an address at 427 East Stewart Street, Milwaukee 1, Wisconsin (herein called Lessee),

W I T N E S S E T H :

WHEREAS, Lessor and Lessee have entered into a Lease, dated as of June 1, 1964 (herein called the Lease), which Lease by its terms constitutes a lease of the premises described in Schedule A annexed thereto, pursuant to which Lease Lessor has let and demised to Lessee the premises described on Schedule A annexed hereto and made a part hereof (which premises are identically described in Schedule A annexed to the Lease), a copy of the Lease being held by Pan American Life Insurance Company, as the assignee of Lessor, at its office at 2400 Canal Street, New Orleans, Louisiana; and

WHEREAS, Lessor and Lessee desire to enter into this Memorandum of Lease which is to be recorded in order that third parties may have notice of the estate of Lessee and of the existence of the Lease.

NOW, THEREFORE, Lessor, in consideration of the rents and covenants provided in the Lease thereof to be paid and performed by Lessee, does hereby let and demise unto Lessee, and Lessee does hereby lease and hire from Lessor, the premises particularly described in Schedule A annexed hereto and made a part hereof, together with all buildings, structures and other improvements constructed and to be constructed thereon and all easements, rights and appurtenances thereto (herein called the Leased Premises).

The Interim Term of the Lease shall begin on the 29th day of June, 1964 and shall end at midnight on the 30th day of June, 1964, the Primary Term of the Lease shall commence on July 1, 1964 and shall end at midnight on June 30, 1989. As provided in paragraph 3 of the Lease, Lessee shall have the right, upon compliance with the terms and conditions thereof, to extend the term of the Lease for nine consecutive Extended Terms, the first such Extended Term to be for a period of ten years and each subsequent Extended Term to be for a period of five years, the first such Extended Term to commence on July 1, 1989 and to end on June 30, 1999, and each subsequent Extended Term to commence on the July 1 next following the date of the expiration of the preceding Extended Term and to end on the last day of June next preceding the fifth anniversary date of the commencement to such Extended Term. Lessee shall have the right at any time during the term of the Lease to alter any buildings or structures upon the Leased Premises, as set forth in paragraph 11 of such Lease.

The Lease may be supplemented from time to time in connection with a reimbursement of certain costs and expenses of Lessee, upon the terms and conditions of paragraph 11 of the Lease. In addition, the Lease provides that the Lessee may, at various times and under certain conditions, purchase the Leased Premises and terminate the Lease.

All of the terms, conditions, provisions, and covenants of the Lease are incorporated in this Memorandum of Lease by ref-

(CONTINUED ON NEXT PAGE)

For Termination or Renewal of Lease see Book 161 of Book 16

For Reimbursement of Lease to Harry Barker & Sons Book 754 Page