

FILED
GREENVILLE CO. S. C.
SEP 16 11 21 AM 1951
CLAUDE F. HAYES, CLERK
R. M. C.

STATE OF SOUTH CAROLINA)
 :
COUNTY OF GREENVILLE)

LEASE

THIS LEASE made and entered into this day and year hereinafter set forth by and between THOMAS M. WELBORN, Greenville County, South Carolina, hereinafter called "Landlord", and HURLEY & HARRISON, INC., a corporation organized and existing under the laws of the State of South Carolina, hereinafter called "Tenant".

WITNESSETH:

For and in consideration of the covenants and conditions hereinafter set forth, the Landlord and Tenant do hereby expressly contract and agree as follows:

Demise. The Landlord does hereby lease and demise unto the Tenant, and the Tenant does hereby take as Tenant, upon the terms and conditions hereinafter set forth, the following described real estate:

All that building containing approximately two thousand (2000) square feet of floor space situate on the western side of Grove Road near Church Street Extension in Greenville County, South Carolina, formerly occupied by Piedmont Aluminum Window Corp.

Term. TO HAVE AND TO HOLD the same, together with rights-of-way for ingress, egress, parking and loading, for and during the term of five (5) years, said term to commence upon the date upon which said building shall have been made ready for use and occupancy as hereinafter set forth, and to end at midnight on the same day of the same month five (5) years thereafter.

Rental. The Tenant shall pay unto the Landlord the sum of One Hundred Twenty-Five and No/100 Dollars (\$125.00) per month as rental for the demised premises, which rental shall accrue from the date of commencement of the term hereof. All rentals due and payable during the term

(Continued on next page)