

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

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GREENVILLE CO. S. C.

BOOK 1133 PAGE 496

SEP 16 12 17 PM '80 E A S E  
DONNIE STANKERSLEY  
R.M.C.

This Lease Agreement made and entered into this 15<sup>th</sup> day of AUGUST, 1980, by and between Ward S. Stone, Jr., Elizabeth S. Kirven, David R. Stone, in their individual capacity, and Eugene E. Stone, Jr., A. M. Stone and Ann S. Cleveland, as Executors and Executrix of the Estate of Eugene Earle Stone, deceased, and Eugene E. Stone, III, Ward S. Stone, Eugene E. Stone, Jr., Thomas W. Miller and Frances C. Taylor, as Trustees under the Last Will and Testament of T. C. Stone, deceased, herein collectively called "Lessor", and Putnam's Furniture Warehouse, Inc., herein called "Lessee",

W I T N E S S E T H:

That in consideration of the rent reserved and the mutual covenants and agreements herein contained, the Lessor does hereby demise and lease unto the Lessee for a period of one (1) year, beginning on October 1, 1980, and ending September 30, 1981, the following described real estate:

The premises known as 413 Pendleton Street in the City of Greenville, South Carolina, consisting of a one story brick building, divided into four sections, with a frontage on Pendleton Street of approximately 114 feet, a one story galvanized iron warehouse building to the rear thereof with dimensions of approximately 30 feet by 90 feet, and an addition to such structures consisting of two buildings with approximate total dimensions of forty-five (45) feet in width and eighty-nine (89) in depth. The lot demised hereunder has a frontage of 100 feet on the south side of Pendleton Street and runs back a depth of 200 feet and is described more particularly in a deed recorded in the R.M.C. Office for Greenville County in Deed Vol. 933, Page 32.

The parties hereto, for themselves and their respective heirs, successors or assigns, do hereby covenant and agree as follows:

1. RENT RESERVED. The Lessor hereby reserves and the Lessee agrees to pay to Lessor, as rental for the use of the above described premises during said one-year term, the sum of Seven Thousand, Two Hundred Dollars (\$7,200.00) in monthly installments of Six Hundred Dollars (\$600.00) each. Said payments are to be made in advance between the first and tenth days of each month during said term, and may be made to Eugene E. Stone, Jr., 21 Stone Plaza Drive, Greenville, South Carolina, as Agent for the Lessor.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
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