

SC
MAY 30
1980

STATE OF SOUTH CAROLINA)
) LEASE
COUNTY OF GREENVILLE)

This INDENTURE made at Greenville, South Carolina this 1st day of May, 1980, between Thomas C. Meredith, Jr., George William Rogers and Carl H. Vanvick hereinafter called "Lessors", and Caro-Tile, Ltd., a South Carolina corporation having its principal place of business at Greenville, South Carolina, hereinafter called "Lessee",

WITNESSETH

1) It is agreed that the covenants and agreements herein contained are binding on the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

2) In consideration of the mutual covenants and agreements herein contained, the Lessors do hereby grant, demise and lease unto the Lessee and such Lessee does hereby accept such grant, demise and lease, for a full term of three years commencing June 1, 1980, the premises shown on Exhibit "A" attached hereto and made a part hereof situated near the Town of Mauldin, County of Greenville, State of South Carolina including approximately EIGHT THOUSAND FIVE HUNDRED (8,500) square feet of warehouse space and approximately TWO THOUSAND (2,000) square feet of office space in a stucco, steel frame, incombustible metal roof deck building, said building being a one-story building. The warehouse in question being located on a part of a tract of ELEVEN (11) acres acquired from Woodruff Road Development Company. The property is located on South Carolina Highway #146 and new proposed Freeway U S #276. The Lessee hereby covenants and agrees to pay to the Lessors as rent for the said premises the sum of EIGHTEEN THOUSAND THREE HUNDRED SEVENTY FIVE DOLLARS (\$18,375.00) for the first lease year payable at the rate of ONE THOUSAND FIVE HUNDRED THIRTY ONE DOLLARS AND TWENTY FIVE CENTS (\$1,531.25) per month in advance commencing June 1, 1980, like rent to be payable on a pro rata basis for any

0440

4328 RV-2