

STATE OF SOUTH CAROLINA)  
COUNTY OF GREENVILLE)

LEASE

JUL 12 3 00 PM 1945

WHEREAS, on the 29th day of May 19 35 the parties hereto entered into a lease covering the premises hereinafter referred to, which agreement was to terminate on the 1st day of March, 1945; and

WHEREAS, by agreement dated November 30, 1942 said lease was extended upon the same terms so as to expire on March 1, 1950; and

WHEREAS, the parties hereto have now reached a further agreement; Therefore,

THIS AGREEMENT made and entered into by and between the First National Bank of Greenville, South Carolina, as Trustee of the Estate of J. F. Hodges, Deceased, hereinafter referred to as "Lessor" and Meyers-Arnold Co., a Corporation, under the laws of South Carolina, hereinafter referred to as "Lessee",

WITNESSETH:

That for and in consideration of the rents reserved, and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

(1) That the Lessor does hereby grant, bargain and lease unto the Lessee the following property:

All that certain lot of land, with the two-story brick building thereon, being now designated as Nos. 111, 113 and 115 North Main Street, in the City of Greenville, State of South Carolina (being the same premises now occupied by the Lessee) including entire first floor, basement, and upper floor of said storeroom, and extending from North Main Street to Laurens Street.

(2) To have and to hold the above described premises, with all the rights, privileges and appurtenances thereunto belonging unto the Lessee, for the term beginning on the first day of the month following completion of the improvements hereinafter described or on the first day of March, 1950, whichever is sooner, and ending on the last day of February, 1975.