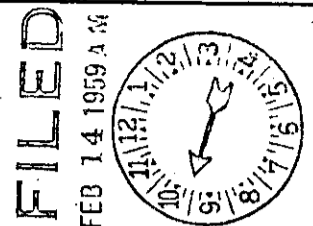


4 M - 8-55 - No. 350 - LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina

County of Greenville



Mrs. Ollie Farnsworth  
R. M. C.

We, J. Dave Dawson and James Siachos, lessors  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto Trumax, Inc. lessee

~~XXXXXX~~ a strip of land 160 feet wide by 20 feet in depth  
across the rear of the property of the lessors and along the eastern  
side of a 20-foot alley belonging to lessee, and being the rear 20 feet  
of the property conveyed to lessors by Easley Lumber Company by deed  
dated May 5, 1958 and recorded in Deed Book 597, Page 537.

for the term of five (5) years, commencing October 1, 1958, and ending  
September 30th, 1963, and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

One (\$1.00) Dollar  
per year payable on the first day of each lease year.

~~The lessee hereby agrees to take the building on the premises...~~  
Use of premises for any business other than herein called for shall cancel this lease if the lessor  
so desires and give notice of same in writing.

~~On this day of September...~~

It is agreed that the leased property shall be used as a private alley-way only,  
and that lessors and lessee shall have the joint use thereof. As a part of the  
consideration for this lease, the lessee, its successors or assigns does hereby  
release the lessors, their heirs or assigns from any claims, legal or equitable,  
of any nature whatsoever, in connection with or in any way pertaining to the 20-foot  
alley belonging to lessee which alley is shown in the R. M. C. Office for Greenville  
County on plat recorded in Plat Book JJ at Page 63, or in connection with any  
activity by lessors or their predecessors on property adjacent to said  
alley.

To Have and to Hold the said premises unto the said lessee its successors  
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from  
year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party ~~months~~ written notice previous to the time of the desired  
termination, but the destruction of the premises by fire or making of any other lease or other business ~~XXXXXX~~  
shall not terminate this lease if the lessor so desires. The lessee agrees to make good in the event of  
fire and all other injuries to the premises during the term of this lease, except as caused by fire, and  
agree to make no repairs or improvements or alterations or other changes without the written consent of the lessors and  
to hold the lessors harmless therefrom.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 11<sup>th</sup> day of September, 1958.

Witness:  
Gloria H. Williams  
Burr Bozeman  
Joseph Klein  
Caroline Phillips

J. Dave Dawson (SEAL)  
James Siachos (SEAL)  
Lessors  
TRUMAX, INC. (SEAL)  
BY Harold S. Keller (SEAL)  
Lessee