

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) L E A S E

This lease made this 18th day of Sept, 1962, by M. L. Lanford and William F. Lanford of the City of Greenville, State of South Carolina, hereinafter called the Lessors and McDuffie-Parker Furniture Co., Inc., a corporation, hereinafter called the Lessee,

W I T N E S S E T H

That in consideration of the rents, covenants and conditions hereinafter set forth, on the part of said Lessee to be paid, performed and observed, said Lessors do hereby demise, let and lease unto said Lessee a building located at 1703 Old Easley Bridge Road, formerly occupied by Lanford's Furniture Mart. This lease is to cover the selling area, warehouse and parking area. The land behind the building is not subject to this lease.

PURPOSE

Said leased premises are to be used for the purpose of carrying on the business of a furniture store.

TERMS

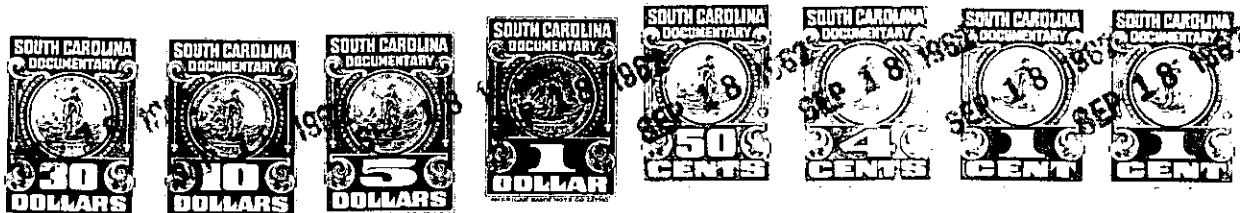
TO HAVE AND TO HOLD the said leased premises for a period of ten (10) years, beginning the first day of June, 1963.

RENT

The Lessee shall pay to the Lessors as rent for said premises the sum of \$800.00 per month until December, 1964 (18 months) and then the sum of \$1,000.00 per month for the remainder of the lease (8½ years), in advance on the first day of each and every month during the term hereof.

INSURANCE

Lessee shall maintain during the term of this Lease in full force and effect public liability insurance for its own protection against injuries, accidents, or cause for action, of every nature and kind whatsoever that may arise from the use and occupation of said premises by said Lessee.



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