

FILED
GREENVILLE CO. S. C.

DEC 4 10 49 AM 1962



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
LEASE AGREEMENT

This Lease Agreement made this 3rd day of December

1962, by and between Abney Mills, hereinafter called TENANT, and Precision Machine Works, Inc., hereinafter called LANDLORD,

WITNESSETH:

1. LANDLORD hereby leases and lets to TENANT and TENANT hereby leases and lets from LANDLORD on the terms and conditions hereinafter stated an area containing three hundred eighty-four (384) square feet, more or less, being rectangular in shape and measuring sixteen (16) feet by twenty-four (24) feet located just west of the stock room of LANDLORD'S plant and being shown more particularly on a sketch dated November 13, 1962, and attached hereto.

2. The term of this Lease shall be from month to month, provided that the same shall at all events terminate on the last day of the month in which LANDLORD delivers to TENANT a certain Dryer Felt Loom which LANDLORD is manufacturing for TENANT under a separate contract. This Lease may also be terminated by TENANT by giving fifteen (15) days prior notice to LANDLORD of the intention to terminate.

3. The TENANT agrees to pay as rent for the said premises the sum of ONE AND NO/100 (\$1.00) DOLLAR per month for each month or fraction thereof that the same is occupied by TENANT; in addition, TENANT has agreed to complete certain work in fencing or partitioning off the leased area, such work being a part of the consideration for this Lease.

4. LANDLORD shall be responsible for the maintenance and upkeep of the leased area and TENANT agrees to make no repairs concerning the same.

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