

925-638

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE
WYCHE, BURGESS, FREEMAN & PARHAM, P.A.
P. O. BOX 10207

This lease made this 22nd day of July, 1971, by and between M. L. Lanford, Jr. and William F. Lanford, hereinafter called the Lessors, and McDuffie-Parker Furniture Co., Inc., a corporation, hereinafter called the Lessee,

WITNESSETH:

That in consideration of the rents, covenants, and conditions hereinafter set forth on the part of the Lessee to be paid, performed and observed, said Lessors do hereby demise, let and lease unto said Lessee a building and a 55 foot by 120 foot warehouse located at 1703 Easley Bridge Road, these being the same buildings that have been occupied by the Lessee for the past several years, together with the parking area the width of said building in front of the building out to Old Easley Bridge Road, the loading area adjacent to the warehouse building running the length of said building and having the width of the loading dock, and all entrances, approaches, alleys and other easements of ingress and egress. Customers of Lessee may use the general parking facilities in the shopping center.

PURPOSE

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

TERMS

TO HAVE AND TO HOLD the said leased premises for a period beginning on the 20th day of April, 1971 and ending on the first day of June, 1978.

RENT

The Lessee shall pay to the Lessors as rent for said premises the sum of \$1,250.00 per month until June 1, 1973, and then the sum of \$1,600.00 per month for the remainder of the lease. All rental payments are to be made in advance on the first day of each and every month during the term hereof.

LIABILITY INSURANCE

The Lessee shall indemnify and save the Lessors harmless from any and all liability, damage, expense, suits, claims or judgments for injury to person, persons or property on the demised premises, arising from the negligence or illegal or unlawful acts of commission or omission of the Lessee, its agents, representatives or employees. In this connection, Lessee shall carry general public liability insurance covering all demised premises for

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