

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

This agreement made and entered into this the 8th day of July, 1946, by and between Pearle G. Dean, as Committee for Casper E. Griffin, of the one part, and hereinafter referred to as Landlord, and Simpsonville Lumber Company, a Corporation, of the other part, and hereinafter referred to as Tenant:

WITNESSETH:

That for and in consideration of the terms, conditions and covenants hereinafter set forth the aforementioned Landlord has let and rented to the Tenant and it has hired and taken from her that certain warehouse, building and the scales connected therewith, together with the lot on which they are situate, said lot and building being approximately 45 ft. x 45 ft., the scales being between the building and the street, all situate in the City of Simpsonville, in said County and State. Said lot, warehouse and scales front Main Street with a warehouse building on each side and the C & WC Railroad track at the back of same.

TO HAVE AND TO HOLD the above described premises and scales for and during the term beginning the first day of July, 1946, and ending the 31st day of December, 1946.

That the Tenant agrees to pay to the Landlord for the use and occupancy of said warehouse building and scales, the sum of Forty (\$40.00) Dollars for each and every consecutive month during the term of this lease.

Should the building or any part thereof be destroyed or so damaged from any cause, as to be unfit for occupancy, then this lease may be cancelled at the option of either party hereto.

In the event the Tenant becomes insolvent, gets into the hands of receiver or in bankruptcy, then this lease may be cancelled at the option of the Landlord.

IT IS AGREED that this lease may be renewed for a period of one year from the expiration of this lease upon the same terms and conditions herein stated, provided the Tenant give to the Landlord notice in writing thirty (30) days prior to the expiration of this lease of its intention to renew; that this lease nor any renewal thereof, shall be assigned or the premises sublet without the written consent of the Landlord; that upon the Tenant keeping and performing all and everyone of the agreements herein contained it may have peaceable possession of the premises hereby let, otherwise, the Landlord may cancel this lease and take possession of and remove all persons therefrom without suit or process.

IN WITNESS WHEREOF, the parties hereto do in duplicate set their hands and seals this the day and year first above written, binding themselves and their successors and assigns firmly by these presents.

Signed, sealed and delivered
in the presence of

A. Dewey GenobleR. M. Coley

Pearle G. Dean Com.
For Casper E. Griffin (SEAL)
SIMPSONVILLE LUMBER CO. (SEAL)
Geo. W. Webb, Manager

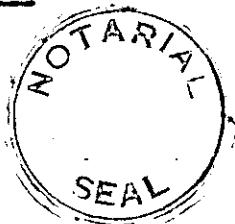
STATE OF SOUTH CAROLINA)

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PERSONALLY appeared before me A. Dewey Genoble and made oath that he saw the within named Pearle G. Dean, as Committee for Casper E. Griffin, and Simpsonville Lumber Company, a corporation, the Landlord and Tenant, sign, seal and as their act and deed deliver the within written deed and that he with R. M. Coley witnessed the execution thereof.

Sworn to before me, this 8th
day of July, 1946

B. B. Colvin (SEAL)
Notary Public for S. C.

A. Dewey GenobleS. C. Stamps 12¢

Lease Recorded July 9, 1946 at 4:04 P. M.