

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE

THIS LEASE AGREEMENT made this 28th day of December, 1946, by and between B. S. H. Harris, Jr., party of the first part, but for convenience hereinafter designated as LESSOR; and A. L. Goldsmith, W. C. Clinkscales and H. S. Cox, individually, and as incorporators of FINEWARE MANUFACTURING COMPANY, a corporation now in the process of formation and when the formation of said corporation is completed, this lease shall be formally adopted by the said corporation, by its duly authorized officers, all of whom for convenience are hereinafter referred to as LESSEES,

WITNESSETH:

1. Lessor does hereby let unto the Lessees, and the Lessees hereby rent from the Lessor, for a term of Twenty (20) years, the following described premises:

All that certain piece, parcel or lot of land situate at Batesville, Butler Township, School District 7-A. County of Greenville, State of South Carolina, with the office building, warehouse, main brick building, with the annex and other improvements situate thereon, having the following deminsions and bounds, to-wit:

Beginning at the northern edge of the bridge crossing Rocky Creek, on State Highway No. 14, and running thence northeastwardly along said State Highway three hundred and sixty-five (365) feet to Harris Street; thence down Harris Street for a distance of four hundred and seventy-five (475) feet to corner; thence in a southwesterly direction, in a line approximately parallel to State Highway No. 14, for a distance of four hundred and twenty-five (425) feet to corner on Rocky Creek, thence along the said Rocky Creek to the beginning corner.

2. The term of this Lease shall be for a period of twenty(20) years beginning January 1, 1947, and with the right and option, however, to the Lessees to cancel and said lease provided it has complied with its portion of the obligations herin set forth, at any time it may desire to do so, upon giving the Lessor Ninety (90) days written notice of its intention to terminate. It is further agreed herby, that in the event the Lessor should decide to sell and convey the premises described in Paragraph 1 above, the Lessor shall first give the Lessees the privilege of purchasing the same at the price he is willing to accept for the premises and after the Lessor gives to the Lessees notice of his decision to sell, and the price at which he will convey, and the Lessees should decline to accept the said offer, then the Lessor may negotiate the sale to any outside parties, subject to the continuance of the Lease for the unexpired portion, and that privilege to purchase shall then be at an end.

3. The Lessees agree to pay as a rental for the use of the said premises the sum of one hundred and twenty-five dollars (\$125.00) per month, in advance, first payment thereon to be due and payable January 1, 1947, and a like sum on the beginning of each and every calendar month thereafter during the continuance of this lease.

4. It is Mutually agreed that the Lessor will, as soon as is reasonably possible, having regard to available material, labor and weather conditions install a new floor in the main brick building situate on the premises, will paint and stop leaks on the roof of main building, install new window frames and sash in the main building, will paint and stop leaks on the roof of the warehouse, is to reconnect sprinkler pipes in the main building where the same has been disconnected; but it is understood that the Lessor is not to make any repairs on the small section