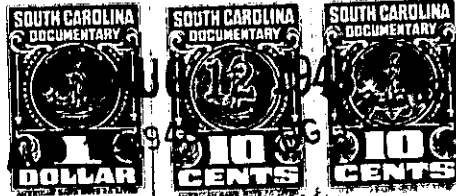


State of South Carolina,

County of GREENVILLE



We, J. K. and Costa J. Manos,

lessors

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Eastern Supply Company of New Jersey, Inc.

lessee

for the following use, viz.: general business and warehouse

the

for the term of two years commencing July 1, 1948, and expiring June 30, 1950, with option to re-new for one additional year at the same rent

and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

One Hundred Twenty-five (\$125.00)

Dollars

per month payable in advance on the first day of each month

The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

This lease shall not be assigned nor shall the lessee sublet without the written consent of the lessors. The filing of a petition in bankruptcy, a request for the appointment of a receiver, or any other petition involving insolvency of the lessee shall automatically terminate this lease.

The lessee shall give written notice two (2) months in advance if the option to renew for one year is to be exercised.

The lessors agree to keep the roof repaired but they shall not be responsible for any damage to merchandise of the lessee, resulting from the faulty condition of the roof unless the lessee has given the lessors notice of the condition and the lessors have failed to repair the same within a reasonable time.

To Have and to Hold the said premises unto the said lessee its executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term should give to the other party X X X X months notice previous to the time of the expiration of the term, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 1st day of July, 1948.

Witness:

Handwritten signatures of witnesses: J. K. Manos, Costa J. Manos, J. L. Lawrence, and M. J. Lawrence.

Handwritten signatures and seals of Eastern Supply Company of New Jersey, Inc. including the President and Secretary.