

STATE OF SOUTH CAROLINA,)
) L E A S E .
 COUNTY OF GREENVILLE.)

THIS AGREEMENT made and entered into this first day of May, 1948, by and between GABRIELLE AUSTIN and CHARLCEY V. AUSTIN, hereinafter referred to as Lessors, and HUNT MACHINE WORKS, INC., a corporation chartered under the laws of the State of South Carolina with its principal place of business in the City of Greenville, hereinafter referred to as Lessee,

W I T N E S S E T H:

In consideration of the payments made and to be made by the Lessee as herein provided, the Lessors do hereby rent and lease unto the said Lessee the following described premises, to-wit:

That certain lot with the warehouse building thereon together with the property of the Lessors adjacent thereto lying and being on the East side of Academy Street and the North side of Whitmire Street in the City of Greenville, being the property described as Tract No. 1 in deed made by James H. Morgan to W. H. Austin recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 129, page 102,

for the term of ten years to commence on the first day of May, 1948 and ending on the 30th day of April, 1958, for which the said Lessee is to pay the Lessors as hereinafter provided.

The Lessee agrees to take the premises hereinabove described for the term named and to pay the Lessors therefor an annual rental of SIXTY-THREE HUNDRED (\$6,300.00) DOLLARS payable in equal monthly installments of FIVE HUNDRED TWENTY-FIVE (\$525.00) DOLLARS in advance beginning May 1, 1948.

The Lessee agrees to take the premises as they now stand unless otherwise stipulated herein, and to use same in the operation of its manufacture and sale of textile machinery, supplies and equipment and for no other purpose.

The Lessee agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease and to make such repairs as may be necessary to keep the