

STATE OF SOUTH CAROLINA

LEASE

COUNTY OF GREENVILLE

This Lease and Agreement hereby entered into this 10th day of April, 1950 by and between the Easterby Motor Co., Inc., a corporation organized and existing under the Laws of the State of South Carolina, and hereinafter designated as the Lessor, and J. B. White & Co., of Greenville, South Carolina, a corporation organized and existing under the Laws of the State of South Carolina and hereinafter designated as the Lessee:

WITNESSETH:

In consideration of the rental hereinafter mentioned and the premises herein, the Lessor by these presents does hereby grant, bargain and lease unto the lessee the premises known and designated as the third (3rd) floor of 105 West North Street in Greenville, South Carolina, said building having been formerly occupied by the lessor, and to be used by the Lessee for storage purposes.

The lessee in consideration of the use of the premises agrees to pay the lessor the sum of One Hundred Fifty (\$150.00) Dollars per month, to be paid on the last day of each and every month during the term of the lease, which is from April 10, 1950, to and including May 31, 1952. The lessor shall furnish only the use of the premises and the lessee agrees to take said premises in their present condition. The lessor agrees to repair the roof should it leak but and also repair outer wall when necessary. It is also fully agreed that the roof is considered sound and the lessor shall not be held responsible for any damages resulting from the faulty condition of the said roof unless the lessee has given notice in writing, and the lessor has refused to repair same within a reasonable time.

The lessor agrees to have the Otis Elevator Company inspect and approve the elevator in the building, said elevator to be used only by the lessee. The lessee agrees to accept said inspection and approval by the Otis Elevator Company and the Lessor agrees to make any and all repairs on the elevator with the exception of those directly caused through fault of lessee. The lessor agrees to be responsible for such repairs to the elevator as are occasioned by such normal use, wear and tear.