

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

L E A S E :

This indenture made and entered into this the ^{30th} day of May, A. D. 1951, by and between R. P. Turner, ~~...~~, of the first part; and Genoble-Dean Heat Products, Inc. of the Second part, with its principal place of business at Greer, S.C., and hereinafter referred to as the Tenant, sets forth:

That for and in consideration of the mutual promises, covenants and agreements hereinafter contained, the Landlord does hereby rent, bargain and lease, and has by these Presents, granted, bargained and released to Genoble-Dean Heat Products, Inc. the following real estate, to-wit:-

That certain parcel or lot of land, situate, lying and being in the City of Greer, County and State aforesaid, being the rear portion of the lot occupied by landlord's warehouse and having the following metes and bounds, to-wit:-

Beginning at a point on a proposed twenty-two foot street, which point is at the corner of the North East rear corner of Landlord's warehouse, 275 feet east of Depot Street, and runs thence along the south side of said proposed new street, N 78-00 E one hundred fifty-three and five-tenths (153.5) feet to the western edge of another proposed street twenty-two (22) feet wide; thence along the last mentioned proposed street, S 10-03 E one hundred forty-two (142) feet to the right-of-way of Southern Railway Company; thence S 78-46 W one hundred forty-four and forty-four one-hundredths (144.44) feet along the Southern Railway right-of-way to the southeast corner of Landlord's warehouse; thence along the line of the rear portion of said warehouse, N 12-10 W one hundred forty ~~140~~ (140) feet to the beginning corner, as shown by a survey and plat referred to as a part of this description:

PROVIDED, however, that should the Landlord, during the life of this lease, desire for its own individual use a strip up to but not exceeding twenty-five (25) feet, or any lesser portion thereof, and running the entire width of the lot next to his warehouse, the Tenant is to yield the same to it upon thirty days' written notice of its desire as aforesaid, and in that event the rent charged therefor, and agreed upon herein, shall be reduced in ~~proportion~~ proportion, based on square feet so desired by the Landlord, and this Lease to continue to the termination thereof in all other respects. This lease is to run for a period of five years from June 1st, 1951, at the end of which time this lease shall terminate for all intents and purposes. However, the said Tenant may terminate the same at any time during the life hereof by giving to the said Landlord written notice of such intention at least sixty days before such termination: PROVIDED, further, that should the Landlord decide to sell and convey the said property covered by this lease during said period, it shall give notice thereof to the tenant for a reasonable length of time in advance, and shall furthermore give to the Tenant the first opportunity to purchase the same before selling the same to any other purchaser at a similar bona fide offer, to pay for the same, any sale to be subject to this lease.

It is further understood and agreed that the Tenant may at its own expense erect on said premises an office building, or any other buildings necessary to carry on its business of coal dealer, and any or all of them as authorized by its Charter, which Charter is recorded in R.M.C. office for this County in Deed Book 291, page 112, to which reference is made, and is hereby made a part hereof: install