

STATE OF SOUTH CAROLINA)
) LEASE
 COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS That this Lease is entered into this 29th day of August, 1952, by and between E.A. Bowen and Rosa O. Bowen, hereinafter referred to as the Lessors, and Dixie Radio Supply Company, Inc., a corporation, hereinafter referred to as the Lessee.

WITNESSETH

That the Lessors, for the consideration hereinafter mentioned, do hereby lease a building, measuring sixty feet by one hundred feet, located on the extreme northern portion of property owned by the Lessors on the east side of Highway No. 29, just beyond the old Greenville City Limits, said Lot being eighty feet by one hundred, sixty-five feet, and being a portion of the same property conveyed to the Lessors by D. Frank Williams and Sons, January 6, 1944, for a period of ten (10) years from December 1, 1952, to the Lessee, with a sixty-day option before the expiration of the original term of said Lease to renew said Lease for an additional five (5) years, provided the Lessors are given written notice of its intention to exercise said option within sixty (60) days before the expiration of the Lease. It is further agreed and understood that in consideration of the premises above mentioned the Lessee is to pay the sum of Four Hundred (\$400.00) Dollars per month, as rental for said building, on the 1st day of each month, in advance. It is further agreed and understood between the Lessors and the Lessee that the Lessee is hereby given the express right and authority to erect such building or buildings, on the back of the lot on which the building in question is situated, as needed for the purpose of storage space, title to any such buildings erected by Lessee to vest in Lessors.