



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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This lease made and entered into by and between Mabel C. Payne, hereinafter referred to as the "Lessor", and McDuffie-Parker Furniture Company, Inc., Greenville, South Carolina, hereinafter referred to as the "Lessee",

W-I-T-N-E-S-S-E-T-H-:

That in and for the consideration hereinafter expressed, the Lessor does hereby let and lease unto the Lessee that certain lot and building situate in the City and County of Greenville, South Carolina at the southwest corner of North Laurens Street and College Street and designated as 101 College Street, according to the city enumeration, for a period of five years, commencing on the 1st day of July, 1953 and expiring on the 30th day of June, 1958 with an option on the part of the Lessee to extend said lease for an additional period of five years from and after June 30, 1958 upon the same terms and for the same rental as herein stipulated.

In consideration for said premises, the Lessee agrees to pay to the Lessor as rent therefor the sum of Forty-eight Hundred and no/100 Dollars (\$4,800.00) per year payable in equal monthly installments of Four Hundred Dollars (\$400.00) each, said instalments payable in advance on or before the 10th day of each consecutive month during the term of said lease.

IT IS UNDERSTOOD AND AGREED that the Lessor will, at her expense, place the elevator situate in said building in good condition, but the Lessee is to service said elevator thereafter during the term of said lease or any extension thereof at its own expense; likewise, the Lessor will clean the outside walls