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this lease shall terminate at the end of its original ten-year term without extension.

Should the appointment of arbitrators become necessary hereunder, the Lessor and the Lessee shall appoint the same promptly, and said arbitrators shall act with dispatch to accomplish the purpose of their appointment.

The Lessee agrees to pay to the Lessor at the office of Alester G. Furman Co. in the City of Greenville, South Carolina, as rent for said premises, the sum of \$ 8940.00 per annum, in monthly installments of \$ 745.00, payable in advance on the first day of each month during the term hereof; provided, however, that if the term of this lease shall not begin on the first day of a month, the first rental payment shall be payable on the day when the term begins and the first and last rental payments shall be prorated according to the number of days in each of said months to which the term hereof shall apply.

The Lessor agrees to erect on the leased premises, in the shortest practicable time, a warehouse building with accompanying offices; said improvements shall be constructed in accordance with the plans and specifications of the Lessee which have been mutually agreed upon by the Lessor and the Lessee.

The Lessor also agrees to maintain the roof, foundation, and outer walls of said building, to pay ad valorem taxes assessed against the leased premises, and to adequately insure said building (exclusive of contents) against damage by fire, windstorm, and other casualties commonly included within the term "extended

The building on the premises having been completed and ready for occupancy, the term hereof shall begin October 1, 1956.

H. F. LIVERMORE CORPORATION

By Charles Furman
Lessee

Arthur C. McCall
Arthur C. McCall, Lessor