

Tenants for a term of ten (10) years, beginning on the 1st day of February, 1957 and ending on the 31st day of January, 1967, at a rental in the amount hereinafter provided.

The Landlord covenants that actual possession of the demised premises shall be delivered to the Tenants on February 1, 1957, subject, however, to the following leases, the interest of the Landlord in said leases to be assigned to the Tenants herein:

1. Lease between Norris Brothers, as Landlord, and W. A. Seybt & Co., as Tenant, dated May , 1952, covering premises known as Nos. 16 and 18 East McBee Avenue, Greenville, S. C., including the rooms located on the second floor; and
2. Lease between Norris Brothers, as Landlord and Wiggin Furniture Company, as Tenant, dated May 17, 1951, covering premises known as Nos. 28 and 30 East McBee Avenue, Greenville, S. C.

In consideration of the demise and lease of the premises aforesaid by said Landlord, the Tenants stipulate, covenant and agree to pay to the Landlord as rental for said premises hereinabove described, the sum of One hundred Eighty thousand (\$180,000.00) Dollars, payable in one hundred twenty (120) installments of One thousand Five hundred (\$1,500.00) Dollars each in advance on the first day of each month during the continuance of the term of this lease.

The Landlord covenants and warrants that it has full right and lawful authority to enter into this lease for the full term aforesaid and for all extensions herein provided, and that Landlord is lawfully seized of the entire premises hereby demised and has good fee simple title thereto free and clear of liens and encumbrances except:

Those certain portions of the premises which are now under lease to W. A. Seybt & Co. and Wiggin Furniture Company above referred to,