

JUL 5 4 41 PM 1957

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

LEASE

OLLIE FARMWORTH  
R.M.C.

This Lease entered into the 1st day of July 1957 by and between  
A. M. Taylor, hereinafter called Lessor, and Mulberry Corporation, herein-  
after called Lessee:

WITNESSETH

In consideration of the rentals hereinafter reserved, the Lessor  
does hereby lease and rent to the Lessee a building approximately twenty-  
eight (28') feet by forty (40') feet at the rear of 321 Echols Street,  
Greenville, South Carolina, together with the use of a private alley running  
across the premises from Echols Street to said building for ingress and egress  
for the purpose of loading and unloading.

The term of this Lease shall be for a period of ten years commencing  
1 July 1957 and ending at midnight on 30 June 1967.

The Lessee agrees to pay a rental of forty-five (\$45.00) dollars per  
month payable in advance on the first day of each and every month.

The Lessor agrees to maintain the building but shall not be required  
to furnish any utilities.

Destruction or partial destruction of the premises by fire or other  
casualty shall not terminate this Lease except as specified in this paragraph.  
In the event that the cost of restoration is Twenty Five Hundred Dollars, or  
less, the Lessor shall promptly proceed with such restoration. In the event  
the cost of restoration will be in excess of Twenty Five Hundred Dollars the  
Lessor shall not be required to restore unless the Lessee agrees to pay, or  
carries insurance to pay, the amount in excess of Twenty Five Hundred Dollars.  
If the Lessee agrees to pay such excess, or carries insurance to pay excess,  
the Lessor shall restore the building. In the event of a casualty, the  
rent shall be abated based on that portion of the premises which the Lessee  
can not use until such time as full occupancy is again afforded.

A default of the terms of this Lease continuing for more than thirty

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See Amendment of Lease See Deed Book 636 Page 220