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BOOK 591, PAGE 97

STATE OF SOUTH CAROLINA) JOLLIE F. HIGGINSWORTH,
COUNTY OF GREENVILLE) R.M.C. LEASE AGREEMENT

THIS INDENTURE made the 11th day of January, 1958, by and between Randolph Taylor of Greenville, South Carolina, hereinafter referred to as the Landlord and Philip Cogen of Greenville, South Carolina, hereinafter referred to as the Tenant;

WHEREAS, the Landlord does hereby lease unto the Tenant and the Tenant does hereby lease from the Landlord for the term of ten (10) years the premises situated in Greenville County, South Carolina, in the City of Greenville, and in the State of South Carolina, being described as follows:

BEGINNING at an iron on the eastern side of South Calhoun Street at the corner of South Calhoun Street and the northern edge of a 15 foot alley and running thence with South Calhoun Street N 16-17 E 40 feet to an iron pin; thence S 73-18 E 97.4 feet to an iron pin; thence S 16-17 W 40 feet to an iron pin on the northern edge of said 15 foot alley; thence with said alley to the southeastern corner of the building on said lot and continuing with the southern side of said building and the said northern side of the alley N 73-18 W 97.4 feet to an iron pin, the point of BEGINNING.

This Lease is subject to the agreement pertaining to the easement between J. Randolph Taylor and J. M. Bruce, Trustee; said agreement recorded in the R. M. C. Office for Greenville County, South Carolina, in REM Book 566 at page 217. It being understood and agreed that the Tenant will have the joint use of the drive-way referred to in said instrument.

The term of this Lease shall be for ten (10) years beginning March 1, 1958 and ending February 28, 1968. The Tenant agrees to pay as rental One Thousand Eight Hundred and No/100 (\$1,800.00) Dollars per year for the first five (5) years of this Lease, payable in monthly installments of One Hundred Fifty and No/100 (\$150.00) Dollars per month and Two Thousand Four Hundred and No/100 (\$2,400.00) Dollars per year for the second five (5) years, said rental to be payable at Two Hundred and No/100 (\$200.00) Dollars per month. All of the rental above referred to is to be paid at the Office of Alester G. Furman Company, Greenville, South Carolina, Agent of the Landlord. The Tenant is to have an option to renew said Lease for a period of five (5) years at the price to be agreed

(Continued on next page)

For Instrument to this Lease see R. M. C. Book 738 Page 358.