

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
AGREEMENT

THIS AGREEMENT made and entered into this 1st day of April, 1958, by and between AIRPORT REALTY CO. hereinafter referred to as "Lessor", and JIM WALTER CORPORATION, hereinafter referred to as "Lessee",

W I T N E S S E T H:

For and in consideration of the payments made and to be made by the lessee, as hereinafter provided, and of the covenants by said lessee as hereinafter set forth, the lessor does hereby lease and demise unto the lessee and the lessee does hereby lease and take:

ALL that lot of land situated on the West side of S. C. Highway #291, said point being 979.3 feet South from the Southwestern corner of Tower Drive and Highway #291 and running thence N. 63-0 E. 361.1 feet to a stake; thence S. 30-44 E. 118.9 feet to a stake; thence S. 26-33 E. 216.1 feet to a stake, corner of lot under lease to Sinclair Refining Company; thence with the line of said lot, N. 22-0 E. 67 feet to a point; thence continuing with the Sinclair Refining lot, S. 63-0 E. 100 feet to point on S. C. Highway #291; thence with the line of said highway, N. 22-0 E. 150 feet to the point of beginning.

TO HAVE AND TO HOLD unto the lessee for and during the term beginning April 1, 1958 and ending at midnight on the 31st day of March, 1963.

In consideration of the premises, the lessee does hereby covenant and agree that it will pay unto the lessor a monthly rental of One Hundred Fifty Dollars (\$150.00) per month, payable in advance on or before the tenth (10th) day of each month during the term of said lease, beginning with April, 1958.

1. That it will not assign this lease or sub-let the premises, in whole or in part, without the approval of the lessor, which approval shall not be unreasonably withheld.

2. That ~~they~~ <sup>it as</sup> will take the premises in the condition now existing and make such improvements as may be necessary ~~for~~ <sup>its</sup> ~~XXXXX~~ <sup>as</sup> purpose, at ~~XXXXX~~ <sup>its</sup> expense and at the termination of

RAINEY, FANT,  
BRAWLEY & HORTON  
ATTORNEYS AT LAW  
GREENVILLE, S. C.

(Continued on next page)