

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS LEASE, made and entered into, this 31st day of August, 1959, by and between F. M. W. CORPORATION, K. M. W. CORPORATION, and A. J. G. CORPORATION, corporations existing under the laws of the State of South Carolina, and THE SOUTH CAROLINA NATIONAL BANK, as Executor and Trustee under the Will of F. W. Symmes, having offices at 411 North Main Street, Greenville, South Carolina, hereinafter called The LANDLORD; and MICHAEL HAWA, hereinafter called the TENANT.

W I T N E S S E T H:

1. That the Landlord does hereby demise and lease unto the Tenant the premises, together with all improvements now and hereafter to be erected thereon as hereinafter provided, situated in the City of Greenville, County of Greenville, and State of South Carolina, known and described as follows, to-wit:

All that certain lot and storeroom located thereon, known and designated as No. 12 North Main Street, ground floor only, having a width of eleven (11') feet four (4") inches from plaster to plaster, and a depth along parallel lines of approximately one hundred (100') feet, plus an ell at the rear measuring approximately 10' x 25'. This storeroom is located near the northwest corner of a building owned by the Landlord and occupied primarily by J. C. Penney Company.

2. The Tenant shall have and hold said property with the privilege of quiet and peaceful possession for a term of two (2) years and one (1) month commencing December 1, 1959 and terminating December 31, 1961, for which the Tenant agrees to pay rental as follows:

Provided that in no event shall the rental



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