

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS LEASE AGREEMENT, made and entered into this 13th day of July, 1960, by and between JAMES B. LEAGUE of Greenville, S. C. (hereinafter called the "Lessor"), and BRIDGES FURNITURE COMPANY OF CHARLOTTE, INC., a North Carolina corporation, having its principal office in the City of Charlotte, N. C. (hereinafter called the "Lessee"):

WITNESSETH:

That in consideration of the covenants and agreements herein contained, the Lessor does hereby bargain, lease and demise unto the Lessee the following-described premises, to wit:

The three-story and basement building, together with all improvements, fronting approximately 40 feet on the west side of North Main Street, Greenville, S. C., and known as No. 239 North Main Street, together with the parking lot in the rear which fronts approximately 48 feet on North Laurens Street and runs back a depth of approximately 100 feet to an alley. The lots are identified as Lot 27 and Lots 4 and 5, Block 6, Page 2, as shown on the Plat Book of the City of Greenville, S. C.

TO HAVE AND TO HOLD said premises with all the rights and privileges thereto belonging to the said Lessee, its successors and assigns, upon the following terms and conditions:

1. The term of this lease shall begin on September 1, 1961, and shall end on October 31, 1971.
2. The Lessee shall pay to the Lessor as annual rental the sum of \$14,400.00, payable \$1,200.00 per month in advance on or before the 10th day of each month, beginning as of November 1, 1961. No rent shall be due during the first two months from September 1, 1961 through October 31, 1961, so as to entitle the Lessee to make such repairs, alterations or modernization as it desires at its own expense, but possession shall be granted to Lessee on September 1, 1961 to allow 60 days for said renovation. Lessee shall pay the rental to the Lessor or his representative at such address as may be designated in writing to the Lessee.
3. Lessor warrants that as of the time possession of the demised premises is accepted by Lessee, the heating system, the plumbing, electric wiring and elevator will be in good working order and condition. Lessor shall also deliver to the Lessee six package Frigidaire air conditioning units, together with all attachments, including cooling tower at the delivery of possession of the premises, without any warranty as to the condition of the units or attachments.
4. It is understood that the premises are to be used by Lessee as a retail furniture establishment, and the premises must be reasonably useable therefor when possession is granted to Lessee. The Lessee agrees to conduct said business and to use said premises in a lawful manner and, in no way, to use the property in such a manner as to be or become a nuisance.

(continued)

*J. B. League*

