

State of South Carolina

County of Greenville

That we, R. P. Porter and J. C. Porter, lessors in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Porter's Furniture Company, Inc., a South Carolina corporation, lessee

for the following use, viz.: For the operation of a retail furniture business,

the premises located at 1208 Anderson Road consisting of a cement block store building and adjacent buildings, all consisting of seven rooms and a parking area surrounding said building for the term of

five years from the date hereof

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

Two Hundred and no/100 Dollars

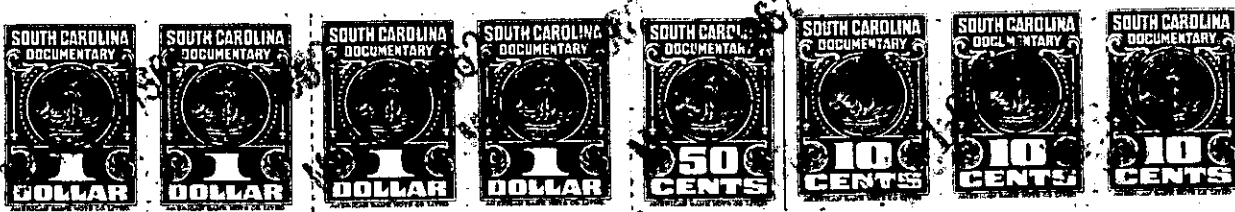
per month payable in advance on the first day of each month

commencing as of March 1, 1962

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.



its successors and assigns,

To Have and to Hold the said premises unto the said lessee Porter's Furniture Company, Inc., for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party

one

months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 1st day of March, 1962

Witness:

Signatures of witnesses: Evelyn L. Harbath, James S. Arken

Signatures of lessors: R. P. Porter, J. C. Porter, and Porter's Furniture Company, Inc. (SEAL). Signatures of company officers: By: R. P. Porter, J. C. Porter (SEAL), Vice President and Secretary, J. C. Porter (SEAL), Vice President and Treasurer.

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