

APR 26 10 39 AM 1963

STATE OF SOUTH CAROLINA

LEASE AND OPTION

COUNTY OF GREENVILLE OLLIE FARNSWORTH R.M.C.

27464 APR 26 1963

This agreement made this 3rd day of April, 1963 by and between Citizens and Southern National Bank of South Carolina as trustee under agreement with H. Grice Hunt dated December 28, 1961, hereinafter called the Lessor, and T. R. O'Neil Co., Inc., a corporation, and T. R. O'Neil, individually, hereinafter called the Lessees; now, therefore,

WITNESSETH:

For and in consideration of the mutual covenants herein expressed, the parties agree as follows:

1. The Lessor agrees to lease to the Lessees and the Lessees agree to lease from the Lessor for a term of five (5) years, commencing on the 1st day of July 1963 and continuing to and including the last day of June 1968, premises located in Greenville County, South Carolina known and described as follows:

All that lot of land in Greenville County on the southwest side of S. C. Highway 107 (known as Parkins Mill Road) now being the southernmost part of a tract of land owned by Robert T. Harris adjoining the property of Rebekah T. Forrester fronting 100 feet on the highway and being 250 feet deep, in a rectangular shape; this is the southern part of a tract shown on the Greenville County tax records at page M 12.3, block 1, lot 2.1; together with a warehouse and other improvements to be constructed thereon according to specifications hereinafter contained.

2. Lessees agree to pay rent at the monthly rate of \$435.00, payable at the offices of Citizens and Southern National Bank of South Carolina at Greenville, South Carolina on the first day of each calendar month for the current calendar month.

3. The Lessor agrees to construct for the use of the Lessees upon the premises aforescribed, ready for occupancy on or before July 1, 1963, a building with exterior measurements of 100 feet by 120 feet. This building shall be a Butler type metal warehouse, blue in color, with reinforced concrete floor and two loading docks. The interior of said building will be finished in the customary manner for warehouses and all construction is to be of good quality material and workmanship. Lessor further agrees to provide adequate loading and parking areas on said premises and

(CONTINUED ON NEXT PAGE)

