

JUN 22 12 53 PM 1966

Rent to begin on June 7, 1966



STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

L E A S E



JUN 21 1966

This Lease, executed in duplicate, this the 9th day of June, 1966, by and between Eugene E. Stone, Jr., A. M. Stone, Ann S. Cleveland and Hallie S. Maxon, hereinafter collectively called Lessor, and Kingsberry Homes Division of Boise Cascade, a Delaware corporation, hereinafter called Lessee,

WITNESSETH:

That in consideration of the rent reserved and the mutual covenants and agreements herein contained, the Lessor does hereby demise and lease unto the Lessee, for the purpose of operating sales and display offices, and upon the conditions and subject to the covenants and agreements herein set forth, for a period of two (2) years, beginning on the 1st day of June, 1966, and ending on the 31st day of May, 1968, the following described real estate:



Building under construction on property located at 213 Wade Hampton Boulevard in the City of Greenville, State and County aforesaid, having dimensions of approximately thirty-two feet across the front, eighty-two feet on one side and eighty-four feet on the other (hereinafter sometimes called "the building"), and having such interior layout and design as shown on the attached plan.



The parties hereto, for themselves and their respective heirs, successors, and assigns, do hereby covenant and agree as follows:

1. Preparation and Improvement of Premises. Lessor hereby covenants and agrees that it will proceed with diligence to erect, at its own cost and expense, except as hereinafter provided, the above described building in strict accordance with the attached plans, as the same may be altered or amended by mutual agreement. The building shall be constructed of masonry, with front wall faced with brick, and shall have a terrazzo floor and built-up roof. It is understood and agreed that Lessee will furnish, at its own expense, the double entrance door with framing, two windows for the front wall, and plumbing fixtures (i. e., lavatories and water closets) for the two rest rooms. The building shall be fully heated and air-conditioned, and wiring shall comply with requirements of the Greenville City Code. It is understood and agreed that the Lessor shall put forth its best efforts to have such building constructed and ready for use by the Lessee on or before the 1st day of June, 1966, but that should said building not be ready for Lessee's occupancy and use by June 1, 1966, the rental herein provided shall not begin to accrue or become due and payable until the date on which the said building is completed, ready for occupancy and use, and possession tendered to Lessee. In the event said building should be completed prior to the beginning date of the term hereinabove provided Lessee covenants that it will take possession and pay rent therefor at the rate herein provided, beginning on the date on which said building is completed, ready for occupancy and use, and possession tendered to Lessee.

Lessor covenants that it will save Lessee harmless from all liability on account of payroll taxes, compensation insurance and other expenses or claims of every character arising out of the construction of the said building.

2. Rent Reserved. Lessor hereby reserves and Lessee covenants and agrees to pay to Lessor, as rental for the use of the said premises, the sum of Three Thousand, Three Hundred Dollars (\$ 3,300.00) during the first year of the term, payable in twelve (12) monthly installments of Two Hundred Seventy-Five Dollars (\$ 275.00) between the first and the tenth day of each and every month, and Three Thousand, Six Hundred Dollars (\$3,600.00) during the second year of the term, payable in twelve (12) monthly installments of Three Hundred Dollars (\$300.00) between the first and tenth day of each and every month.

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