

APR 28 4 21 PM 1967

CLERK OF COURTS

Form No. 900—LEASE—Revised 1923  
WECCO, CHARLESTON, S. C.



STATE OF SOUTH CAROLINA,

THIS AGREEMENT, Made this 27th day of February, 1967  
between Industrial Welding Supplies, Inc.  
hereinafter styled the Landlord, and Industrial Welding Supplies, Inc. of Greenville  
hereinafter styled the Tenant, WITNESSETH:

THAT the said Landlord does hereby lease unto the said Tenant, and the said Tenant does hereby lease from the said Landlord, without artificial heat, light or water. ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, South Carolina, on the Southwestern side of Laurens Road at the intersection of Laurens Road and Henderson Drive (formerly Beattie Street) in Butler Township, Greenville County, South Carolina, shown as property of Industrial Welding Supplies, Inc. on a plat prepared by Campbell & Clarkson, July 1, 1966, which plat is recorded in the Office of the R. M. C. for Greenville County in Plat Book MM at Page 176  
to be used ~~xx~~ for a welding supplies business.

TO HAVE AND TO HOLD the premises above described for the term of seventeen (17) years  
said term to commence on the 1st day of March 1967  
and to end on the 28th day of February 1984, at a rental of  
Three Hundred Fifty and 00/100 (\$350.00) Dollars per month



said rent to be paid in advance on the 1st day of each and every month during the life of this lease by the Tenant to the Landlord at Charleston  
State aforesaid, or to the duly authorized Agent of the Landlord.

AND IT IS AGREED, that unless 30 days notice in writing shall be given previous to the expiration of the period herein specified, by the Landlord to the Tenant, of the Landlord's desire to have possession of the premises, or like notice to be given by the Tenant to the Landlord of the Tenant's intention to vacate the premises after such expiration, then it is hereby agreed that this lease will be considered as extended and binding from the termination of the period herein specified in all its provisions as a tenancy from month to month which may be thereafter terminated on the last day of any calendar month by notice of not less than thirty days given by either party.

AND IT IS AGREED, that neither the said premises or any part thereof shall be assigned, let or underlet; or used or permitted to be used for any purpose other than the above mentioned.

AND IT IS AGREED, That the Tenant shall on demand reimburse the Landlord for all breakage of glass and all other injuries done during the Tenant's tenancy to the said premises, or to any fixture or appurtenances, excepting such as are produced by accidental fire or natural decay; and that the Tenant shall not make any alterations, additions or improvements on said premises without the written consent of the Landlord, and all alterations, additions and improvements made upon the said premises shall be the property of the Landlord; and that the Tenant shall at the Tenant's expense, keep in repair all gas, electric and heating fixtures, and also all plumbing when damaged as the result of freezing pipes or fixtures, or any neglect or carelessness of any person or persons on said premises.

AND IT IS AGREED, if default be made in the payment of rent at the time above specified, or if default shall be made in the performance of any of the provisions or agreements herein set forth, or if the Tenant shall become insolvent or vacate the said premises; that then the entire amount of rent that would accrue for the unexpired term shall at once become due and payable to the Landlord; and it shall be lawful for the Landlord to terminate this Lease, and re-enter and forthwith repossess all and singular the said premises without hindrance or prejudice to his right to distrain for all rent that may be due; but the collection by the Landlord of rent for the unexpired term shall entitle the Tenant to all the Tenant's rights under this agreement during the period for which the rent may have been collected.

AND IT IS AGREED, That the Landlord shall have the right at the Landlord's pleasure at reasonable hours, to enter said premises either in person or by the Landlord's Agents, and also that the Tenant will be liable for any damage suffered during the leased term by or to any person or property while on said premises, and also that the destruction of the said premises by fire shall terminate this Agreement.

(Continued on next page)

# 32422  
Und Bk. 1288 pg 08  
Feb 6, 1987 Termination of Lease