

JAN 12 4 24 PM '71

OLLIE FARNSWORTH  
R H C

VGL 906 PAGE 222

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT to that certain Lease entered into December 21, 1970, by and between RICE-CLEVELAND COMPANY, a South Carolina corporation, therein and hereinafter called "Lessor", and GRAYBAR ELECTRIC COMPANY, INC., a corporation, therein and hereinafter called "Lessee".

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of \$1.00 and for other good and valuable considerations, the receipt and sufficiency whereof are hereby dully acknowledged, the Lessor and Lessee do hereby covenant and agree that that certain Lease entered into between them dated December 21, 1970, demising a building and premises known as 9 Commercial Drive, Pleasantburg Industrial Park, Greenville, South Carolina, 29606, is hereby amended as follows:

1. Paragraph 4(b) is hereby amended by deleting and striking from the items which the Lessor agrees to keep in good order and repair, the following: exterior doors, smokestacks or chimneys, outside drains, outside docks, the words "and sash" (following the words "window frames"), curbs, sidewalks, fences, gates, property sewers, public utility outside repairs or connections, and railroad spur.
2. Paragraph 8 of said Lease providing that the Lessor shall provide and maintain a railroad spur to the building where required is hereby deleted in its entirety.
3. Paragraph 10 of said Lease providing for the Lessor to guarantee that the heating equipment installed in said building will adequately heat the warehouse space to a temperature of 60 degrees Fahrenheit where outside temperature is zero Fahrenheit, or below, is hereby amended to read in the place of 60 degrees, "50 degrees when the outside temperature is zero degrees Fahrenheit or below".
4. Except as hereinabove specifically amended that certain Lease between Lessor and Lessee herein dated December 21,

1.

(Continued on next page)