

*Handwritten initials*

LEASE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that on the date hereinafter set forth the undersigned MID-SOUTH DEVELOPMENT COMPANY, INC., a Texas corporation, authorized to do business in the State of Louisiana, and herein represented by its President, W. L. HOWARD, duly authorized to act by virtue of a resolution of the Board of Directors of said Corporation, certified copy of which is annexed hereto and made a part hereof, hereinafter called the "LANDLORD", and HOWARD BROS. OF GREENVILLE, S. C., INC. of 490 South Pleasantburg Dr., Greenville, S.C. duly authorized to act by virtue of a resolution of the Board of Directors of said Corporation, certified copy of which is annexed hereto and made a part hereof, hereinafter called the "TENANT" have entered into the following covenant and agreement of lease, to-witt:

I.

LEASED PREMISES

Landlord has agreed and does by these presents agree to rent, let and lease unto Tenant that certain building, parking area and premises, which is more particularly described on Exhibit "A", which is annexed hereto and made a part hereof, which property so described shall constitute the "leased premises" and is the object of this lease.

II.

TERM OF LEASE

The term of this lease shall be for a period of Twenty years years, beginning on the 1st day of October 19 71, and ending on the 30 day of September 19 91.

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