

FEB 0 3 23 PM '74

BONNIE S. TAMMERSLEY

STATE OF SOUTH CAROLINA)
 :
COUNTY OF GREENVILLE)

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LEASE

THIS LEASE AGREEMENT made and entered into this 5th day of February, 1974, by and between EASTERBY MOTOR COMPANY, INC., a South Carolina Corporation, hereinafter called the Lessor, and BUSINESS EQUIPMENT COMPANY, INC., a South Carolina Corporation with a place of business at Greenville, South Carolina, hereinafter called the Lessee.

WITNESSETH:

In consideration of the rental as herein provided and of the covenants by the Lessee hereinafter set forth, the Lessor does hereby lease unto the Lessee, and the Lessee hereby accepts as tenant for the purpose of operating a business equipment store therein the following described premises:

All those lots of land in the City of Greenville, South Carolina, being shown as of the date of this lease on the Greenville County Tax Maps as District 500, Sheet 2, Block 5, Lots 6 and 8, and being the building and premises formerly occupied by Mather Furniture Company, as well as a lot adjoining thereto, and having the following dimensions:

Beginning at a point on the eastern edge of North Richardson Street 94.5 feet, more or less, from the northeastern point of intersection of North Richardson Street with West North Street; thence in a northerly direction with the eastern edge of North Richardson Street 82 feet; thence in an easterly direction 212 feet to the western edge of North Laurens Street; thence along the western edge of North Laurens Street 171.7 feet to its northwestern point of intersection with West North Street; thence with the northern edge of West North Street in a westerly direction 104 feet to a point; thence in a northerly direction 100 feet to a point; thence in a southerly direction 106 feet to the point of beginning. There is specifically excepted from these premises any portion thereof which has been or may be taken for purposes of street or roadway widening by any governmental agency or subdivision.

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TO HAVE AND TO HOLD unto the Lessee for and during the term beginning April 1st, 1974, and ending five (5) years thereafter, on March 31st, 1979.

In consideration of the premises the Lessee hereby covenants and agrees to pay to the Lessor by way of rent for said premises the sum of Nine Hundred and Fifty and No/100 (\$950.00) Dollars per month, payable in advance on or before the 10th day of each month during the term of this

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