

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
JAN 13 1975  
LEASE AGREEMENT

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THIS LEASE AGREEMENT made and entered into this the 6 day of January, 1975, by and between VERNON E. COX, (hereinafter called the "Landlord"), and COX SAW WORKS, INC., (hereinafter called the "Tenant"),

W-I-T-N-E-S-S-E-T-H:-

THAT FOR AND IN CONSIDERATION of the rent hereinafter reserved and the payment thereof by the Tenant to the Landlord in accordance with the terms of this Lease Agreement, and in further consideration of the agreements and covenants hereinafter contained to be observed and performed and the faithful performance thereof by the parties hereto, the Landlord has leased, let and demised, and does by these presents, lease, let and demise to the Tenant to following described premises, to-wit:

All that piece, parcel or tract of land and the building thereon presently being used by Cox Saw Works, Inc., located on Piney Mountain Road, City and County of Greenville and being shown on the County Block Book and being a part of the lot shown on the County Block Book plat as P 9.2-3-8 and having a frontage of 40 feet on Piney Mountain Road and running the entire depth of the said lot approximately 135 feet on the western boundary 40 feet on the rear or southern boundary and 136 feet on the eastern boundary back to the point of beginning on Piney Mountain Road.

It is understood and agreed between the parties that the Western boundary of this 40 foot strip of said lot divides the existing driveway between Cox Saw Works, Inc., and the home of the Landlord and that both the Landlord and Tenant shall have the common privileges to the reasonable use and reasonable purposes of the said driveway and that mutually will use the driveway in such a way as not to prevent the reasonable use and enjoyment of either party.

TO HAVE AND TO HOLD all and singular the demised premises unto the Tenant for a term of Two (2) years commencing on January 6, 1975, or the date of this agreement.

The Tenant shall have, and is hereby granted, an option to extend the term of this Lease for Two (2) additional periods of

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