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DORRIS S. TANKERSLEY
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VOL 1042 PAGE 827

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

CONTRACT

THIS AGREEMENT, made this Ninth day of September, 1976 by and between Blake P. Garrett and David H. Garrett, d/b/a Garrett & Garrett, and Garrett, Wenke, and Garrett, Inc., whose address is P. O. Drawer 36, Fountain Inn, South Carolina, as their interests appear hereinafter called Lessor; and Fischer Industries, an Ohio corporation, whose address is P. O. Box 43038, Cleveland, Ohio 44143, hereinafter called Lessee;

WITNESSETH:

Lessor and Lessee, for the consideration herein named, agree as follows:
Lessor hereby leases to Lessee for a term commencing September 9, 1976 and ending July 31, 1983, the following premises:

A five (5) acre tract of land known as Lot "A" out of the survey for Garrett & Garrett dated March 7, 1968, revised March 19, 1968, which survey is incorporated herein as Exhibit "A" for all purposes, said property being more particularly described in courses and distances, to-wit:

Beginning at Northwest corner of Garrett & Garrett property on joint property line of E. W. King and center line of Maple Street extension;

Thence continuing with said street N77-37E 294.7 feet to a spike in center line of Maple Street extension;

Thence continuing with said street N86-45E, 110 feet to a spike with center line of said street;

Thence S23.24W, 739.4 feet to an iron pin on the Dunk Milam property;

Thence with the Milam Property line N66-26W, 350 feet to an iron pin corner on E. W. King property;

Thence with the E. W. King property N24-48E, 516.9 feet to point of beginning, containing 5.0 acres.

Said premises include a manufacturing plant with approximately 36,000 square feet of area in the main warehouse, plus 3,800 square feet of office space.

Lessee covenants to pay rent in equal monthly payments in advance, on the first day of every month during said term, at the rate of One Thousand Nine Hundred eighty-six and 58/100 (\$1,986.58) Dollars per month from September 9, 1976, to July 1, 1983.

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