

1072-431

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into by and between
Melba Ray Henley, ^{incorporated (Pvt)} and William H. Henley, and Bankers Trust of South
Carolina as Trustee under the Will of John Abner McMahan, deceased,
referred to collectively as Landlord, and S. I. and J, Inc.
a corporation organized and existing under and by virtue of the laws of
the State of South Carolina, hereinafter referred to as Tenant:

WITNESSETH:

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That for and in consideration of the rent hereinafter reserved,
the mutual covenants and agreements contained herein, it is agreed as
follows:

1. Premises. The Landlord does hereby grant, bargain, lease
and demise unto the Tenant, and the Tenant does hereby lease, hire and
accept the following described land and improvements thereon:

That certain piece, parcel or lot of land located
at 636 North Main Street in the City of Greenville,
County of Greenville, and State of South Carolina
extending easterly to a twelve (12) foot alley and
fronting on said North Main Street a distance of
150 feet and being more particularly described as
follows:

BEGINNING at a point in the east line of North Main
Street, the northern most corner of the property
owned and/or controlled by the Landlord herein, and
running thence down the line of Landlord's property
208.9 feet, more or less, to a point in the west
line of a twelve (12) foot alley; running thence along
the western edge of said twelve (12) foot alley
150 feet to a point; thence in a generally north-
western direction 200 feet, more or less, to a point
on the line of North Main Street; thence with the
edge of said North Main Street, 150 feet to the
point of beginning.

2. Term. TO HAVE AND TO HOLD the above described premises,
together with entrances and passageways to said property for and during
the term of ten (10) years, commencing on the first day of December,
1977, and ending at midnight of the same day and same month ten (10)
years thereafter.

3. Rent. The Tenant hereby agrees to pay unto the Landlord
during the aforesaid term of ten (10) years, rental as follows:

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