

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into by and between W. E. CALDWELL, Hereinafter referred to as "Landlord", and WADE HAMPTON HARDWARE COMPANY, INC., a South Carolina Corporation, hereinafter referred to as "Tenant", this 9th day of October , 1978.

W I T N E S S E T H:

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, together with all improvements thereon or hereafter to be constructed thereon, in accordance with other provisions of this Lease, the following described property:

Building and lot together with parking lot located at 2850 Wade Hampton Boulevard, and heretofore operated as Wade Hampton Hardware Company, said property fronting on Wade Hampton Boulevard approximately 72 feet and being 175 feet deep.

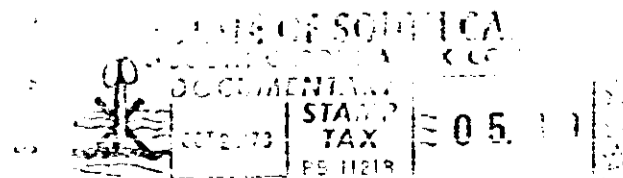
The primary term of this Lease Agreement shall be Five (5) years, commencing October 1, 1978. Rental to be paid monthly in advance, in the amount of Three Hundred Twenty-Five and No/100 (\$325.00) Dollars.

Landlord shall maintain in good repair the roof and exterior walls of the building demised, in a safe, sound and usable condition. Tenant shall maintain the interior of the building in a proper condition suitable to its business operation.

Tenant shall hold the premises at its sole risk and Landlord shall not be liable to Tenant or any other person for any injury, loss, or damage to person or property in or upon

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