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R.M.C. WALKERSLEY

BOOK 1156 PAGE 348

THIS LEASE, made as of this first day of October, 1981, by and between THE C. F. SAUER COMPANY, a Virginia Corporation, hereinafter referred to as "Landlord" and GEORGE HARRIS, individually trading as Sun Belt Industries, hereinafter referred to as "Tenant".

WITNESSETH:

1. That for and in consideration of the rent to be paid by Tenant and of the covenants and agreements contained herein and other good and valuable considerations, Landlord does hereby lease to Tenant and Tenant hereby leases from Landlord the following described property, which shall hereinafter be referred to as the "Premises":

325 Laurens Street, South; Greenville, South Carolina 29601; all as more particularly set forth in the area bounded in red on the plat attached hereto as Exhibit A.

2. The term of this lease shall commence January 1, 1982, and expire on December 31, 1991.

3. The rental for the first five-year term of this lease shall be THREE HUNDRED DOLLARS (\$300.00) per month payable in advance on the first day of each such month beginning January 1, 1982. The rental for the second five-year term of this lease shall be FIVE HUNDRED DOLLARS (\$500.00) per month payable in advance on the first day of each such month beginning January 1, 1986. All payments shall be mailed to Landlord at the address hereinafter stated which rental shall be net to Landlord. Each party hereby warrants by the execution of this lease that neither has employed the services of a rental agent or broker in connection with this lease. Should any monthly payment not be received by the Landlord by the fifteenth day of the month in which it is due, the Landlord shall have the right to charge a late charge in the amount of TWENTY-FIVE DOLLARS (\$25.00) for each such month.

4. In addition to, but not exclusive of the late charge imposed above, should Tenant default in any monthly payment of rent as described in Paragraph 3 above, or should Tenant fail to meet any other affirmative obli-

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
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