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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

THIS AGREEMENT, entered into this 15th day of October, 1980, by and between Ruth S. Ashmore and Mary Jane McCuen Ashmore, d/b/a/ as R & M Realty, hereinafter referred to as Lessor, and Ashmore Brothers, Inc. hereinafter referred to as Lessee:

WITNESSETH:

That for and in consideration of the mutual covenants herein contained and the rental to be paid to the Lessor by the Lessee, it is agreed as follows:

1. That the Lessor does hereby rent, lease and demise unto the Lessee, the following premises:

All that certain piece, parcel or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being in Chick Springs Township, located 2 miles south of Greer, on the western side of Highway 14, and being a portion of a tract shown as a tract of 42.90 acres on a plat made for Mrs. Claud T. Smith by John Q. Simmons dated May 26, 1970, said plat being recorded in the R.M.C. Office for Greenville County in the Plat Book 4T, at Page 78, and being shown on a plat of Property of Ashmore Brothers, Inc. prepared by Kermit T. Gould, RLS, and having, according to said letter plat, the following metes and bounds, to-wit:

TRACT NO. 1.

BEGINNING at an iron pin on the western side of S.C. Highway No. 14, which iron pin is 37.5 feet from the center line of S.C. Highway No. 14 and at the joint corner of property of the Mortgagors and Runion Manufacturing Co., thence S. 15-10 E. 406.04 feet to an iron pin; thence S. 83-49.50 W. 248.01 feet to an iron pin; thence N. 6-15.10 W. 402.14 feet to an iron pin; thence N. 84-11 E. 185.10 feet to the point of beginning.

2. The term of this lease is for a period of seven and one-half ( 7½ ) years commencing October 15, 1980, and terminating April 15, 1988.

3. The Lessee agrees to payas rent during the said period the sum of Forty Two Hundred and 00/100 ( \$4,200.00 ) Dollars, per month for each and every month, said rental being payable in advance on or before the fifteenth (15th) day of each month.

4. The Lessee agrees to maintain the interior of the demised premises (excepting structural parts) in as good condition as received excepting normal wear and tear, and to replace any broken glass in or on the demised premises. The Lessor agrees to make all necessary repairs to the exterior of the building including the outer wall and the roof. It is agreed between the parties that if any leak in the roof should occur, the Lessee shall immediately notify the Lessor and the Lessor shall not be responsible for any damages to goods or merchandise or equipment of the Lessee unless the damage shall have occurred after the Lessor has received written notice from the Lessee of the leak and reasonable opportunity thereafter to repair the same.

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