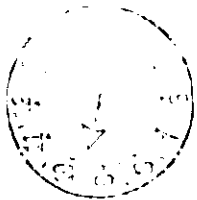


FILED



Miss. Office Building  
R. M. B.

# LEASE

565 195  
Planned 30-72

THIS AGREEMENT, made this **26th** day of **September** 19 **56**,  
**THE FIRST NATIONAL BANK OF GREENVILLE, S. C., as Executor and Trustee**  
by and between **of the Estate of P. F. CURETON and MRS. JOSEPHINE CURETON**  
as Landlord, and **Pittsburgh Plate Glass Company,** a corporation of the state  
of **Pennsylvania**, with its principal office and place of business in **Pittsburgh, Pennsylvania,** as Tenant;

**WITNESSETH:**

That the said Landlord does hereby demise and lease to Tenant and Tenant does hereby hire from Landlord the following described premises: **lot at the corner of Rhett & Wardlaw Streets, with frontage of 104 feet on Wardlaw Street with depth of 230.04 along Rhett Street, in the City of Greenville, Greenville County, South Carolina, together with a building thereon and with an addition to said building to be erected by landlord in accordance with a drawing, dated August 11, 1956, furnished by Tenant.**

together with all appurtenances thereto and with easements of ingress and egress necessary and adequate for the conduct of Tenant's business as hereinafter described, for the term of **ten (10)** years, running from and including **the day that the erection of said addition is completed by Landlord and accepted by Tenant**  
~~the day that the erection of said addition is completed by Landlord and accepted by Tenant~~  
~~the day that the erection of said addition is completed by Landlord and accepted by Tenant~~  
for use in Tenant's regular business of storing, handling, selling and dealing in glass, paints, varnishes, brushes, and other products and materials or in any other legitimate business, subject to the terms and conditions of this lease.

**AMOUNT OF RENTAL**

Tenant covenants to pay to Landlord at Landlord's office in **Greenville, South Carolina** or such other place in **Greenville, South Carolina** as Landlord shall designate in writing as rent for said premises, the sum of \$ **640.00** per month, payable in advance commencing **with the day that the said addition is completed by Landlord and accepted by Tenant.**

In addition to the above, Landlord and Tenant mutually covenant and agree as follows:

**TENANT'S MAINTENANCE AND REPAIR OF PREMISES**

1. Except as hereinafter provided, Tenant shall maintain and keep the interior of the premises in good repair, free of refuse and rubbish and shall return the same at the expiration or termination of this lease in as good condition as received by Tenant, ordinary wear and tear, damage or destruction by fire, flood, storm, civil commotion or other unavoidable cause excepted; provided, however, that if alterations, additions and/or installations shall have been made by Tenant as provided for in this lease, Tenant shall not be required to restore the premises to the condition in which they were prior to such alterations, additions and/or installations except as hereinafter provided.

**TENANT'S ALTERATIONS, ADDITIONS, INSTALLATIONS, AND REMOVAL THEREOF**

2. Tenant may, at its own expense, either at the commencement of or during the term of this lease, make such alterations in and/or additions to the leased premises including, without prejudice to the generality of the foregoing, alterations in the water, gas, and electric wiring systems, as may be necessary to fit the same for its business, upon first obtaining the written approval of Landlord as to the materials to be used and the manner of making such alterations and/or additions. Landlord covenants not to unreasonably withhold approval of alterations and/or additions proposed to be made by Tenant. Tenant may also, at its own expense, install such counters, racks, shelving, fixtures, fittings, machinery and equipment upon or within the leased premises as Tenant may consider necessary to the conduct of its business. At any time prior to the expiration or earlier termination of this lease, Tenant may remove any or all such alterations, additions or installations in such a manner as will not substantially injure the leased premises. In the event Tenant shall elect to make any such removal, Tenant shall restore the premises, or the portion or portions affected