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GREENVILLE CO. S. C.
APR 23 4 09 PM '69

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this 18th day of April, 1969, by and between RICE-CLEVELAND COMPANY,

INC., a corporation organized and existing under the laws of the State of South Carolina hereinafter called "LESSOR" and DILL WAREHOUSE, INC., a corporation organized and existing under the laws of the State of South Carolina, hereinafter called, "LESSEE",

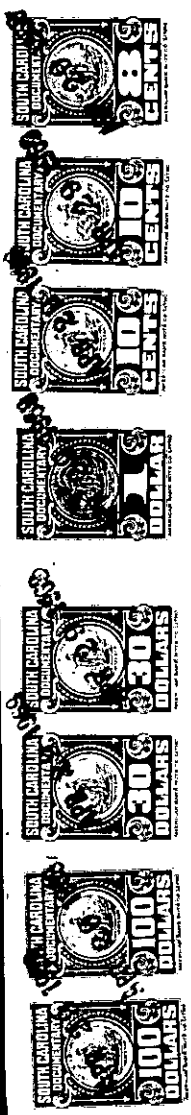
W I T N E S S E T H:

IN CONSIDERATION of the covenants and conditions hereinafter contained and of the rental to be paid by the Lessee, the Lessor does hereby lease and demise unto the Lessee the premises situate, lying and being on the Southern side of P & N Drive in Piedmont Industrial District near the City of Greenville, County of Greenville, State of South Carolina, being more particularly described in Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said premises unto the Lessee for a term of fifteen (15) years beginning from the date of occupancy by the Lessee, which shall be no later than JULY 15 1969, 1969.

IN CONSIDERATION of the premises, the Lessee covenants and agrees to pay the Lessor during the term hereof, an annual rental in the sum of \$43,542.00 to be paid on or before the 15th day of each month as follows: the sum of \$2,753.50 each month for the first quarterly period of the first year; the sum of \$3,053.50 each month for the second quarterly period of the first year; the sum of \$4,253.50 each month for the third quarterly period of the first year; the sum of \$4,453.50 each month for the fourth quarterly period of the first year;

(CONTINUED ON NEXT PAGE)



For Subordination Non-Disturbance Agreement See Deed Book 875 Page 109.
For Conditional Deed of Lease See Deed Book 874 Page 337