

This Indenture, made and entered into this thirtieth day of January in the year one thousand nine hundred and twenty-nine by and between manufacturers Warehouse Company, Inc. a Corporation of the State of South Carolina, hereinafter called the Lessor, and National Surety Company a corporation organized and existing under and by virtue of the laws of the State of New Jersey, of the second part, hereinafter called the Lessee,

Witnesseth, that the Lessor does hereby demise and lease to the Lessee, the following described property situate in the city of Greenville in the County of Greenville and State of South Carolina to-wit:

A plot of ground on the westerly side of South Laurens Street having the following outline dimensions: Beginning at a point in the westerly line of South Laurens Street, 72.7' north of intersection of the westerly line of South Laurens Street and the northerly line of West Broad Street; thence extending in a westerly direction at approximately a right angle 100'4"; thence continuing in a northerly direction at approximately a right angle 90'10" to the southerly line of the Southern Railway Company right of way; thence continuing in an easterly direction at approximately a right angle along the southerly line of said Southern Railway Company right of way 100'6" to the westerly line of South Laurens Street; thence continuing in a southerly direction at approximately a right angle along the westerly line of South Laurens Street 90'10" to the point of beginning. Also the use in common with others of the sidetrack adjoining the demised premises on the north and extending in a westerly direction and connecting with the rails of the Southern Railway Company.

To have and to hold the said premises with the buildings and improvements thereon and the appurtenances for the term of ten years, beginning the first day of May in the year one thousand nine hundred and twenty-nine and ending the thirtieth day of April in the year one thousand nine hundred and thirty-nine.

And the Lessee covenants and agrees to pay rent for said premises at the rate of two thousand seven hundred (\$2,700.00) Dollars, per annum payable in equal monthly installments of two hundred twenty-five Dollars (\$225.00) each on the last day of each month.

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This lease is subject to the provisions of the lease between the Lessor and the Lessee dated and made on the 15th day of August 1925 and the provisions of the lease between the Lessor and the Lessee dated and made on the 11th day of August 1926. See Deed Book 112 Page 446. The development of this lease is described in Book 107 Page 185.

It is covenanted and agreed by and between the parties hereto that if during the continuance of this lease the demised premises, or any part thereof, by reason of fire, lightning, cyclones, flood, or other accident or calamity, or through weakness, decay or act of omission or commission of the Lessor, or of those deriving right or title from or under him, be destroyed or damaged or become wholly or in part untenable or unsafe, then and in that case the rent reserved, or a just and proportionate part thereof, according to the nature and extent of the injury, shall cease until the premises shall have been put by the Lessor in proper condition for the Lessee's use, and in case said premises are not wholly put in proper condition for the Lessee's use within thirty days after such accident or notice of such condition of said premises, or any part thereof, are condemned under the power of eminent domain, this lease may be terminated at the option of the Lessee.

The Lessee covenants and agrees that at the expiration of the initial or extended term of this lease, or upon the earlier termination thereof, it will yield up the said premises to the Lessor in as good condition as when the same were entered upon, injury or impairment resulting from fire, lightning, cyclone, flood, or other accident or calamity or from weakness or decay, and usual wear and tear, excepted.

It is covenanted and agreed by and between the parties hereto, that if the rent reserved, or any part thereof, shall remain unpaid for ten days after the same becomes due and payable, or if default shall be made in any of the covenants or agreements herein contained to be kept by the Lessee, then in any of such cases the Lessor may serve upon the Lessee, at its principal office in the City of New York, New York, written notice of the intended forfeiture of this lease, said forfeiture to be declared in writing at a time not less than thirty days after the serving of said notice of intended forfeiture. And in case the Lessee does not during the interval between the service of the first notice and that of the declaration of forfeiture fully pay all sums due and fully comply with the covenants and agreements herein contained, such declaration of forfeiture last named shall operate as a complete, absolute and irrevocable forfeiture to the Lessor of the entire interest of the Lessee in and to the demised premises.

The Lessee covenants and agrees during

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