

STATE OF SOUTH CAROLINA

LEASE AGREEMENT

COUNTY OF GREENVILLE

This agreement, made and entered into by and between Modern Warehouses, Inc. hereinafter referred to as the Lessor, and Fred E. Reed & Associates, Inc., hereinafter referred to as the Lessee,

WITNESSETH:

1. That the Lessor does hereby grant to the Lessee, its successors and assigns, upon consideration of the sum of One (\$1.00) Dollar and the rental hereinafter expressed for a term of ten (10) years commencing on the first of the month following completion of the building on the below described property and commencing not later than January 1, 1962, and ending not later than December 31, 1971, the following described lands, to-wit:

All that lot of land situate near the City limits of Greenville, County of Greenville, State of South Carolina, fronting on Industrial Drive in Pleasantburg Industrial Park, said lot measuring 150 x 250 feet and having situated thereon a 150 x 200 foot brick and block structure with detailed specifications of said building attached to this lease and marked "Exhibit A".

2. The Lessee agrees to pay the total of One Hundred Fifty Thousand (\$150,000.00) Dollars as rental for said premises with said sum to be paid on monthly installments of One Thousand Two Hundred Fifty (\$1,250.00) Dollars each in advance on the first day of each month, with the first payment to be due as soon as building is completed on above described property.

3. That in and for the additional consideration of One (\$1.00) Dollar paid by Lessee to Lessor, the receipt thereof being hereby acknowledged by Lessor, the Lessor gives to the Lessee the right to renew this lease with all of its terms and conditions as set forth herein commencing on the first day of the

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For Cancellation of Lease Agreement See Deed Book 996 Page 670

For Assignment of Lease See Deed Book 695 Page 233