

S. C. on the Southeast side of South Carolina By-Pass No. 291 and on the Northwest side of Interstate Highway No. 85, and an exit road leading from said Interstate Highway No. 85, and having, according to a plat made by Dalton & Neves Engineers, July 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast edge of the right of way of South Carolina By-Pass No. 291 at its intersection with the Northeast side of an exit road leading from Interstate Highway No. 85 and runs thence along the right of way of South Carolina By-Pass No. 291, N. 22-59 E., 46.7 feet to an iron pin; thence still with the right of way of South Carolina By-Pass No. 291, N. 36-38 E., 218.6 feet to an iron pin at the corner of other property of Zeadora B. Reeves; thence along line of other property of Zeadora B. Reeves, S. 50-15 E., 109.4 feet to a concrete monuments on the Northwest edge of the right of way of Interstate Highway No. 85; thence with said right of way, S. 22-06 E., 40.8 feet to a concrete monument; thence along the Northwest edge of the right of way of an exit road leading from the Interstate Highway No. 85, S. 55-59 W., 250 feet to a concrete monument; thence continuing with the right of way of said exit road, N. 54-42 W., 49.7 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said LESSEES for and during a term of fifty (50) years beginning on the date of the execution of this Lease and ending at midnight on April 7th, 2013.

IN CONSIDERATION of the premises, the LESSEES agree that they will take the property for the term set forth above and hereby covenant and agree that they will pay to the LESSOR as a rental therefor;

(a) A fixed minimum rental of Six Thousand Six Hundred and 00/100 (\$6,600.00) Dollars per year payable in equal monthly installments of Five Hundred Fifty and 00/100 (\$550.00) Dollars monthly in advance on or before the 10th day of each month during the term of said Lease, plus

(b) An annual percentage rental equal to three (3%) per cent of LESSEES' gross receipts from the operation of their business on the premises in excess of Two Hundred Twenty

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