

MAIN OFFICE, STATION, BRANCH, ETC.

Station "B"

CITY, COUNTY, STATE AND ZIP CODE

Greenville, Greenville County, South Carolina 29602

1. This LEASE, made and entered into this 6th day of May, 1970 by and between

Vanca B. Drawdy, Trustee for Manley Furman Haywood, Jr. et al, under Trust Agreement dated June 29, 1967 118 Broadus Avenue Greenville, South Carolina 29601

hereinafter called the Lessor, whose address is for Lessor and Lessor's heirs, executors, administrators, successors, and assigns and the UNITED STATES of America hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Government the following described premises, viz:

All that piece, parcel and tract of land in the City of Greenville, Greenville County, South Carolina, located at the northeastern intersection of Laurens Road and Airport Road and being shown on a plat labeled "Haywood Property" made by Piedmont Engineers and Architects, Greenville, South Carolina, on February 2, 1967, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Laurens Road at corner of property now or formerly of Johnson, and running thence with the north side of Laurens Road North 55°49' West 376.52 feet to a point at or near the point of intersection of Laurens Road with Airport Road; thence North 11°52' East 37.97 feet to a point on the south side of Airport Road; thence with the south side of Airport Road the following courses and distances: North 79°33' East 194.80 feet; North 79°26' East 420.27 feet to an

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to be used for postal purposes.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for:

Table with 3 columns: THE TERM BEGINNING, AND ENDING WITH, TOTAL NUMBER OF YEARS. Values: May 1, 1970, April 30, 1985, Fifteen (15)

4. The Government shall pay the lessor an annual rental of:

Thirty-Five Thousand and No/100 - - - - - Dollars. \$ 35,000.00

payable in equal installments at the end of each calendar month. Rent for part of month shall be prorated.

5. This lease may be renewed, at the option of the Government, for the following separate and consecutive terms and at the following annual rentals:

Table with 6 columns: NO. YEARS, AT (PER ANNUAL RENTAL), NO. YEARS, AT (PER ANNUAL RENTAL), NO. YEARS, AT (PER ANNUAL RENTAL). Rows (a) through (f) with values like 5, \$37,625.00, etc.

provided notice be given in writing to the Lessor at least 120 days before the end of the original lease term or any renewal term. All other terms and conditions of this lease shall remain the same during any renewal term unless stated otherwise herein.

6. The Lessor shall furnish to the Government under the terms of this lease, as part of the rental consideration, the following:

Lessor agrees to furnish a heating system of sufficient size and capacity to provide uniform temperature in all portions of the demised premises in accordance with contractual requirements, and if not specifically specified in the contractual requirements, to furnish a heating system of sufficient size and capacity to provide uniform temperature of 70°F. in all portions of the demised premises, together with necessary replacement filters as required for proper operation of the system during the continuance of the lease.

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