

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the South side of East North Street, being known and designated as a portion of Lots #52 and #53 of Overbrook Land Company, as shown on plat thereof, recorded in the R.M.C. office of Greenville County in Plat Book E at page 252 and having according to more recent survey made by J.C. Hill, May 16, 1952, the following metes and bounds to-wit: BEGINNING at an iron pin on the South side of East North Street, corner of property now or formerly of Dr. David M. Ramsey, and running thence with the line of said property South 7 - 41 East 205 feet to an iron pin; thence North 76 - 07 East 30 feet to a point in the northern side of a 10 foot alley; thence with North side of said alley North 76 - 7 East 30 feet to an iron pin, corner of property of Herman H. Campbell; thence with the line of said property North 7 - 41 West 205 feet to an iron pin on the South side of East North Street; thence with the South side of said street South 76 - 07 West 60 feet to the beginning corner. For reference to chain of title see deed from J. W. Norwood to F. L. Elletson dated February 18, 1920 recorded in Volume 63 page 205 and deed of South Carolina National Bank, of Charleston and Marion M. Howell, as executors and trustees under will of Charles H. Yates to F. L. Elletson, dated October 2, 1944 and recorded in Volume 268, page 99. Property herein described being of record in Book 530, page 183, July 19, 1955, part of Lots 52 and 53, East North Street;

together with any and all appurtenances thereunto belonging; together with all easements in adjoining and adjacent land used or reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for driveways and approaches to all abutting highways for the use and benefit of the above described parcel of real estate and including certain property of Lessor now located thereon, or to be erected and installed thereon as more specifically described and provided for in the Article entitled "Lessor's Improvements" hereinafter set forth; and to induce Lessee to accept this lease and to exercise thereafter any purchase option, purchase refusal option or option to extend the term of this lease which may be herein contained, Lessor makes the following representations, each of which shall be construed to be material in its nature, upon which Lessee shall be entitled to rely:

- (a) That the premises abut a minimum of 120 feet on East North Street and abut a minimum of 205 feet in depth;
- (b) That the premises contain approximately 24,600 square feet;
- (c) That all of Lessor's property and improvements now erected and installed or to be hereafter erected or installed lie and will lie wholly within the boundaries of said above described premises

ARTICLE II.

TERMS:

TO HAVE AND TO HOLD The above rented and leased real estate, improvements, facilities, and all rights, privileges, easements and appurtenances thereunto belonging (hereinafter referred to as "premises"), for and during the term of FIFTEEN (15) YEARS to commence on a date as hereinafter provided.