

it is agreed as follows:

1. Premises. The Lessor does hereby grant, bargain, lease and demise unto the Lessee and the Lessor does hereby lease, hire and accept the following described land and improvements thereon:

ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon and being in the State of South Carolina, County of Greenville, in or near the Town of Mauldin, South Carolina, located on the western side of Highway 276, (Laurens Road) and having the following metes and bounds, to-wit:

BEGINNING at an iron pin 309 feet from the intersection of Highway 276 and McDaniel Lane and running thence with U.S. Highway 276, S. 1-28 E., 142 feet to an iron pin; thence S. 88-07 W., 300 feet to an iron pin; thence N. 1-28 W., 136 feet to an iron pin; thence N. 86-58 E., 300.1 feet to an iron pin, point of beginning.

2. Term. To have and to hold the demised premises for a term commencing April 1, 1981 and ending December 31, 1981.

3. Rental. The Lessee hereby agrees to pay the landlord during the aforesaid original term a rental of Five Hundred (\$500.00) Dollars per month, payable on or before the tenth (10th) day of each month.

4. Option to Renew. Lessee is hereby granted three (3) successive options to renew and extend the term of this lease for ten (10) years on each such option; each such extended term to begin respectively upon the expiration of the original term of this lease or of the immediately preceding term; and all of the provisions of the lease agreement shall apply to each such extended term. The first option to renew, if exercised, shall extend the original term of this Lease for an additional ten (10) years (January 1, 1982 until November 30, 1992) at a monthly rental rate of Six Hundred (\$600.00) Dollars per month. There shall be allowed a second and third option to renew at the expiration of the previous option period. Monthly rental rate for each option period subsequent to the first option period shall be negotiable by the parties. Notice of the parties' desire to exercise said option must be made in writing at least ninety (90) days prior to the expiration of the previous option period. All negotiations as