

running thence N. 57-59 E. 650 feet to an iron pin, thence N. 31-28 W. 200 feet to an iron pin, thence S. 57-59 W. 650 feet to an iron pin on the eastern side of Laurens Road, thence along the eastern side of Laurens Road S. 31-28 E. 200 feet to an iron pin, the point of beginning.

TO HAVE AND TO HOLD the above-described premises unto the Lessee for a term of ten (10) years, beginning on the date the building hereinbelow mentioned is completed upon said premises and terminating on a corresponding date ten (10) years thereafter, in consideration of which the Lessee agrees to pay the Lessor the rental hereinbelow specified, upon the following additional terms and conditions:

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The Lessor agrees to construct on the leased premises, in the shortest practicable time, a combination office and warehouse building at an approximate cost of Eighty Thousand (\$80,000.00) Dollars, or such other cost as the parties hereto may agree upon. Said building will be constructed in accordance with the plans and specifications of the Lessee, which plans and specifications have been previously agreed upon between the Lessor and the Lessee, such plans and specifications being attached hereto and made a part hereof.

The date on which said building is completed and on which the term of this lease shall begin shall be designated by written endorsement hereto, signed by both the Lessor and the Lessee.

(CONTINUED ON NEXT PAGE)