

a branch; thence along a branch as the line, the following traverse courses and distances: S. 88-34 E. 260 feet to an iron pin; S. 46-55 E. 84.7 feet to an iron pin and N. 70-10 E. 170.3 feet to an iron pin; thence leaving said branch N. 9-43 W. 514.1 feet to an old iron pin and stone; thence N. 40-26 W. 1248 feet to an iron pin; thence N. 44-19 E. 105 feet to an iron pin on the right of way of South Carolina Highway No. 14; thence along the southern side of said Highway N. 62-59 W. 28.6 feet to an iron pin, the beginning corner.

II.

TO HAVE AND TO HOLD, all and singular, the foregoing real estate for and during a period of five (5) years, said term to commence on February 1, 1966, and to end at midnight on the last day of January, 1971.

III.

The Tenant shall pay unto the Landlord the sum of Three Hundred sixteen and sixty-seven/100 (\$316.67) Dollars per month for rental for the demised premises, which rental shall accrue from February 1, 1966 and shall be due and payable in advance on the first day of each and every month during the term hereof at such reasonable places as the Landlord shall from time to time designate in advance.

IV.

The Tenant may use the demised premises during the term hereof for industrial and manufacturing purposes and for incidental purposes connected therewith and shall have the full right to sublease or assign the whole or any portion of the demised premises provided that any sublessee or assignee shall be subject to the covenants, obligations and conditions herein provided for and further provided that the Tenant shall remain primarily liable for all covenants and conditions herein provided for.