

feet to an iron pin, thence N. 20-51 E. 431.8 feet to an iron pin, thence N. 30-47 E. 126 feet to an iron pin; thence N. 68-48 W. 69 feet to an iron pin on the North side of University Ridge; thence N. 30-42 E. 20.5 feet to an iron pin, thence N. 44-34 E. 111.5 feet to an iron pin, thence N. 52-45 E. 130.9 feet to an iron pin, thence N. 73-09 E. 117.6 feet to an iron pin, thence N. 82-23 E. 111.9 feet to an iron pin, thence S. 85-25 E. 213.8 feet to an iron pin, thence S. 76-35 E. 210.3 feet to an iron pin, thence S. 70-22 E. 206 feet to an iron pin, thence S. 65-57 E. 206.1 feet to an iron pin, thence S. 61-34 E. 207.2 feet to an iron pin, thence S. 55-15 E. 161 feet to an iron pin on the Western side of Church Street; thence with the Western side of Church Street S. 20-35 W. 40 feet, more or less, to a point, thence S. 69-25 E. 22 feet to a point, thence S. 20-35 W. 30 feet, more or less, to a point; thence S. 20-35 W. 788.02 feet to the point of beginning.

TO HAVE AND TO HOLD the above-described premises SUBJECT, HOWEVER, to the terms, conditions and covenants expressed and declared in the aforementioned Lease Agreement unto the Lessee, its successors and assigns, for a term of thirty (30) years beginning on the date hereof and for such additional periods as the lease may be extended pursuant to the options and provisions contained in said lease, the total maximum terms thereof not to extend beyond July 18, 2058.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused this instrument to be executed and delivered by their duly authorized officers as of the day and year first above written.

In the Presence of:

R. Wayne Weaver  
Ralph E. Hart  
 As to Lessor (T. L. Hartness)  
Anne G. Weaver  
R. Wayne Weaver  
 As to Lessor (Joe A. Roberts)  
Harold S. Elom  
Murray Cohen  
 As to Lessee

FURMAN UNIVERSITY (LS)  
 By J. Hartness  
 Chairman of the Board of Trustees  
 And Joe C. B. Hart  
 Secretary of the Board of Trustees

LESSOR

BELL TOWER SHOPPING CENTER, INC. (LS)  
 By M. K. Kamin  
 President  
 And Robert Chudler  
 Vice President

LESSEE

(Continued on next page)