STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LEASE

THIS INDENTURE OF LEASE, made at Greenville, South Carolina, the 1st day of May, 1979, by and between, Kathy Anne Duncan, T. Walter Brashier, Jr., Martin Timothy Brashier and Christine M. Brashier, as Trustee, who, together with their heirs, executors, administrators, successors and assigns, are hereinafter referred to as the "Lessor", and T. Walter Brashier, who together with his executors, administrators, successors and assigns is hereby referred to as "Lessee",

W I T N E S S E T H :

1. Property to be Leased. For the terms and conditions as hereinafter set forth, the Lessor does hereby lease to the Lessee the real property located at Pelham Road, County of Greenville, State of South Carolina, and more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof by reference and shown as 17.18 acres as set forth in said Exhibit A.

2. Term. To have and to hold for a term of thirty-five (35) years, commencing on the first day of May, 1979 following the signing of these presents and ending on the 36th anniversary of said date, unless sooner terminated.

3. Authorized Use. Lessee shall use the leased premises for a multi-family dwelling.

4. Rent. Lessee hereby covenants to pay unto the Lessor as rental for the leased premises for the term of this Lease the sum of Forty Thousand and 00/100 ($ 40,000.00) Dollars per year, payable in equal monthly installments of Three Thousand Three Hundred Thirty-Three and 33/100 ($ 3,333.33) Dollars per month.

5. Taxes.

a. Lessee shall pay, during the term of this Lease, to the public officers charged with the collection hereof, promptly as the same shall become due, all current real estate taxes and assessments, both general and special, beginning with such taxes and assessments which shall become due and payable upon and after the date of the commencement of this Lease, and that may hereafter, during the term of this Lease, be levied, assessed, charged, or imposed upon the leased premises described herein and/or the improvements which now or hereafter may be located thereon.