

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE GREENVILLE CO. S. C.

BOOK 1152 PAGE 694

L-E-A-S-E

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This Lease agreement made and entered into this 27th day of July, 1981, by and between MRS. LILLIAN CHILES, of St. Louis, Missouri, hereinafter referred to as "Lessor", and R. D. GARRETT, of Greenville, South Carolina, hereinafter referred to as "Lessee",

W-I-T-N-E-S-S-E-T-H:

1. That for and in consideration of the rentals reserved, and the terms, covenants, conditions and agreements hereinafter referred to, Lessor does hereby demise and lease unto the Lessee, and Lessee does hereby take and hire from the Lessor the following described property, hereinafter referred to as the "leased premises":

ALL that piece, parcel or lots of land in the City of Greenville, County of Greenville, State of South Carolina, on the north side of Wade Hampton Boulevard, adjoining property of White Oak Baptist Church, and being described on the Greenville County Tax Map as Sheet 275, Section 5, Lots 4 and 5.

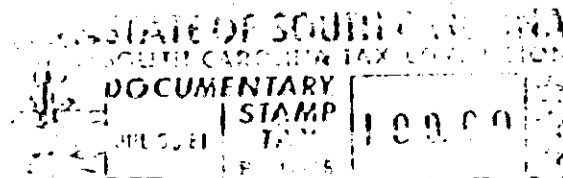
2. TO HAVE AND TO HOLD the said premises for the term of fifty (50) years, beginning on the first day of August, 1981, and ending on the 31st. day of July, 2031.

3. Lessee shall pay the Lessor the following rental for the use of said premises:

- (a) The sum of \$7,800.00 per year for the first five (5) years of the term of this Lease;
- (b) The sum of \$9,000.00 per year for the next five (5) years of the term of this Lease;
- (c) The sum of \$10,500.00 per year for the remaining forty (40) years of the term of this Lease.

Said rental payments shall be made by Lessee in one (1) annual payment, in advance, on or before August 1st. of each lease year.

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