

4. The properties, real and personal, covered by this lease are briefly described as follow:

All that tract of land in Paris Mountain Township, Greenville County, State of South Carolina, on the Eastern side of North Parker Road, containing 6.65 acres with all buildings and improvements situate thereon, and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northern side of North Parker Road at the joint corner of property of W. M. Shelton and Ruth Mauldin Hester, and running thence S. 79-05 E. 217. 9 feet to iron pin; thence S. 21-42 W. 227.3 feet to iron pin; thence N. 78-42 E. 399 feet to iron pin in branch; thence up said branch as the line the following courses and distances, to-wit: N. 3-47 E. 214.6 feet; thence N. 3-21 E. 203 feet; thence N. 1-55 E. 258 feet to iron pin, corner of other land owned by J. H. Mauldin; thence with the line of said property, N. 66-15 W. 369 feet to iron pin on North Parker Road; thence with the Northern side of North Parker Road the following courses and distances: S. 16-46 W. 115 feet to iron pin; thence S. 18-23 W. 150 feet to iron pin; thence S. 21-30 W. 235 feet to the point of the beginning."

Also, a lot of land lying immediately East of the above described property and adjoining same along the Eastern line, which lot of land contains approximately five acres, more or less, and extends to a road running along the Eastern boundary thereof, so that this Lease covers approximately 11 acres of land owned by the Lessor.

Further, the Lessor leases to the Lessees a lumber plant with the buildings and equipment, formerly known as Paris Mountain Lumber Company - an inventory of such equipment is attached hereto, signed by the parties, and made a part of this lease, being marked "Exhibit A".

The materials located on the premises, lumber and supplies are also listed and any sale price, with reference thereto, is set forth on "Exhibit B", which is likewise attached to this Lease.

5. The Lessees hereby agree to take the buildings situate on the above land just as they stand, and the Lessor shall repair the roofs and keep same in proper condition. The premises shall be used as a lumber plant or an allied industry.

6. The insurance on the buildings and personal properties leased to the Lessees shall be insured in the name of the Lessor and the *Lessor* shall pay the premiums thereon. If the premises should be destroyed by fire or other casualty so that same may not be used