

Northern side of Tower Drive; thence along the Northern side of Tower Drive; S. 87-10 W. 719.6 feet to a point in the center of an extension of Eisenhower Drive; thence along the center line of an extension of Eisenhower Drive, N. 44-22 W. 295.5 feet to a point in the center of Eisenhower Drive; thence N. 54-40 E. 24.8 feet to an iron pin on the Northeastern side of Eisenhower Drive, joint corner of Greenville County School property; thence along the line of Greenville County School Property, N. 55-59 E. 1022.8 feet to an iron pin at the corner of property now or formerly owned by J. E. Serrine; thence along the line of J. E. Serrine property, N. 55-51 E. 637.0 feet to a point in the center of Watson Road; thence along the center of Watson Road, S. 63-50 E. 45.5 feet to the Beginning corner.

2. The term of this lease shall begin on October 1, 1961, and shall continue for a period of 12 years; thereafter the lease may be extended at the option of the Lessee for three additional periods of 10 years each in accordance with terms and conditions set forth below.

3. The Lessee agrees to pay the Lessor, as rent for the above described premises, the following rentals: for the period extending from October 1, 1961 through September 30, 1963, the sum of \$2,060.85 to be paid in advance in equal monthly installments of \$85.87 on the first day of each month; for the period extending from October 1, 1963 through September 30, 1973 the annual rental for the ensuing year is \$2,060.85 to be paid in advance in equal monthly installments of \$171.74 on the first day of each month. The Lessor and Lessee have mutually agreed that the present full and true value of the premises is \$34,347.50 and that the above stated rentals are equal to 3% per annum of the present true value of the premises for the period from October 1, 1961 through September 30, 1963, and the rental for the period extending from October 1, 1963 through September 30, 1973 is equal to 6% per annum of the present value of the premises.

(Page 2)

(CONTINUED ON NEXT PAGE)