

MAR 9 3 41 PM 1966

GROUND LEASE

LEATHERWOOD, WALKER, TODD & MARX

THIS LEASE made and entered into this 28th day of March 1966, by and between Sherwood, Inc., of the City of Greenville, County of Greenville, State of South Carolina, a South Carolina corporation, hereinafter called "Lessor" and Tanner's Big Orange, Inc., c/o Tanner's, 124 North Main Street, Greenville, South Carolina, a South Carolina corporation, hereinafter called "Lessee":

PREMISES

WITNESSETH that Lessor, for and in consideration of the covenants hereinafter contained and made on the part of the Lessee, does hereby demise and lease to Lessee, the following described premises in the City of Greenville, County of Greenville, State of South Carolina

ALL THAT CERTAIN piece, parcel or lot of land located on Pleasantburg Drive (U.S. Highway 291, South), beginning at a point on the Northwest side of said highway, 575 feet from the Northwest corner of LeGrand Boulevard and Pleasantburg Drive (U.S. Highway 291, South), and running thence 395 feet, plus or minus, N63-56W, along the property now known as Rib & Loin Steak House and being approximately perpendicular to Pleasantburg Drive (U.S. Highway 291, South), to a point on the Southeast side of McAlister Road, thence in a Northeasterly direction along McAlister Road, 140 feet to a point on the Southeast side of McAlister Road, thence in an approximately perpendicular direction and parallel with the Southwest line of the within described property, S63-56E, 394.2 feet to an iron pin on the Northwest side of Pleasantburg Drive (U.S. Highway 291, South), thence along Pleasantburg Drive (U.S. Highway 291, South), S26-04W, 140 feet to the beginning corner. Above description according to plat made by R. K. Campbell, Surveyor, April 1961.

as per plat attached together with all Lessor's adjoining and adjacent land, highways, roads, streets, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and from abutting highways for the use and benefit of the above described parcel of real estate, including the improvements to be erected thereon.

Lessee *LBG-ATS*  
Lessor *[Signature]*  
Lessor *[Signature]*

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