

Circle Lane in a Northeasterly direction, 300 feet to an iron pin at the intersection of said street or streets with U.S. Highway No. 276; thence along the Southwestern side of U.S. Highway No. 276 in a Southerly direction, 250 feet to an iron pin, the beginning corner, being the same property conveyed to J. M. Griffin by deed of T. B. Cooper recorded in the RMC Office for Greenville County, S. C. in Deed Book 578, page 110, and devised to Dallas W. Griffin under the Last Will and Testament of J. M. Griffin, deceased.

2.

TO HAVE AND TO HOLD the above described property unto the Tenant, its successors and assigns, for and during a term commencing on the date hereof, and ending at midnight on the same day of January, 1984, subject to the options to renew hereinafter set forth.

3.

The Landlord covenants and warrants that it is the owner of a lease covering the above-described property for a term as long as the term of this Sublease and that it has the full right to make this Sublease to the Tenant. The Landlord further covenants and warrants that the Tenant upon paying the rent and performing the covenants herein required to be performed by the Tenant shall peaceably and quietly have, hold and enjoy the above described premises during the term hereof or any renewal.

4.

The Tenant covenants and agrees to pay to the Landlord, and the Landlord agrees to accept as rental for the demised property, the following money or monies, to wit:

- (a). The sum of \$350.00 per month during the initial term hereof which shall be due on the first day of each and every calendar month during said initial term hereof.
- (b). The sum of \$450.00 per month during the first five-year extension of the term hereof, if the Tenant exercises its option to extend said term, which shall be due and payable on the first day of each and every month during said first five-year extension.

(Continued on next page)

2.